BPS Facilities Committee Mtg. Minutes

Thursday, July 16, 2026 @ 5:00 PM

Administration Conference Room

Present: Rebecca Rappold, Reid Reagan, Sandy Rivas, Bev Sinclair, Donna Yellow Owl, Jimmy Running Fisher, TJ Lafromboise, Tim Peterson, Les Munro

Call To Order: 5:00pm

Action Items

- Schedule and publish a special board meeting for next week (target: Thursday at noon) to consider the alternate teacher approval and review time-sensitive bids; coordinate agenda distribution with Bill to meet 48-hour notice requirements.
- Email Roy to inform him of the meeting plan and urgency to approve an alternate hire; send high-school and elementary project square-footages and scope to Sletten/Swank for rough pricing.
- Contact trailer sellers and the previously identified leads to obtain updated pricing, availability, and setup timelines for the district-owned lots; report back with options and costs.
- Coordinate with Jeremy (MSGIA) and Reed to clarify legal steps and logistics for obtaining/hauling the panels and request a broken-down price quote from Reed for review.

Overview

- Discussed short-term teacher housing options and a longer-term facilities bond; decision leaning toward a one-year pilot lease for district housing.
- Two nearby houses (one 3-bed, one 2-bed) and existing studio option at $650/month (utilities included) presented as immediate options; five trailer lots owned for future use.
- High school expansion concept approved for further design: +8 classrooms, auxiliary gym, new south entrance, improved locker rooms and a cafeteria infill; bond expected to be pursued in spring after audits are current.

Short-term housing options (two houses + studio)

- Two adjacent rental houses inspected; one is a 3-bedroom (some repairs needed in en suite, possible toilet replacement) and the other a 2-bedroom; many kitchen/basement items may remain (microwave, cookware, some furniture) from current Airbnb usage.
- Owner plans partial removals (washer/dryer, wood stove removal on insurance advice); utilities (propane, electric, city water) are not included and would be set up in district/tenant name.

- Availability windows: Home 1 available 8/14, Home 2 available 7/31; owner indicated willingness to lease 1 year (possibly up to 3).
- Practical benefits noted: adjacency to the high school enables walkability for most hired teachers and supports a cultural support cluster (majority Filipino hires).
- Recommendation direction: start with one-year lease with negotiated rent reduction to offset district-funded repairs; propose payroll-deduction for rent/utilities for teachers.

Studio alternative and market context

- Colleen Nolan has a fully furnished studio at $650/month with utilities and has already rented three units to new hires; one unit remains and can be held for the district.
- Trailers remain a parallel option: year-end deals can yield competitive pricing, and the district owns four–five lots in the trailer court (a fifth lot requires moving a frame).
- Timeline view: use houses/studios as Year 1 stopgaps while trailers/long-term district housing are staged for Year 2+.

Teacher logistics & visas

- Teachers being recruited through Greenheart International; visa processing underway with district-required forms in progress.
- Expected teacher arrival window: staggered; all will be in place by mid-September (some may arrive later).
- Urgent hiring item: one high-school science teacher withdrew — board needs to approve an alternate quickly; group agreed to pursue a special/emergency board meeting next week to resolve staffing.

High school additions (preliminary design & program)

- Key elements in the schematic: auxiliary gym with two-story component, new south-facing main entrance from the parking lot, 8 added classrooms (roughly 900–1,000 sq ft each), improved locker rooms, and a cafeteria infill with outdoor seating.
- Concessions area to be expanded to ~1,000 sq ft and a commons/topped-slab treatment proposed for an existing interior sidewalk that was previously built over.
- Auxiliary gym is designed to be full-sized for HS competition (volleyball/basketball), plus dedicated small locker/timeout rooms to avoid long mid-game travel across campus. Accessibility note: no elevator currently shown to the second-floor gym mezzanine; a handicap lift or elevator spot is available for future consideration.
- Next step: refine program with teachers/athletics and obtain square-foot pricing to prepare bid documents.

Bond / 20-year facilities plan and timing

- Teamworking on a new 20-year plan; goal to include teacher housing (apartments), roofs, windows, radiant heaters, and other deferred maintenance in a bond package.
- Bond timing: audits for FY2023/24 must be current; plan now is to run the bond in spring (so design would start late spring/early summer and construction could start in the following year).

- Pilot estimate previously discussed for modular/apartment-style housing was in the $6–7 million range for a 24-unit flex concept; rooftop and other project costs are still being refined.
- Messaging advantage: district intends to repay bond without increasing local taxes, which can be emphasized to the community.

Maintenance, grounds and other capital items

- Football/field remediation: contractor estimate in discussion — initial contractor bid ~$46,000, district-level estimate ~$60,000–80,000; a $10,000 contingency was requested for unknowns.
- High school gym roof insurance: insurer estimate $32,000 vs a contractor quote near $59,000; district needs to decide how to proceed to stop ongoing leaks.
- Site priorities to fold into near-term capital/bond planning: roofs across elementary buildings, window replacements, radiant heater replacements, expanded storage and improved custodial staffing.
- Staffing impact: proposed additional positions under budget review include extra custodians (high school/stadium and Browning Elementary), a groundskeeper (recently added), and potential maintenance/carpentry support.

Operational and procurement notes

- Legal/process: district has discussed pursuing a court order through MSGIA for retrieval of certain panels (logistics and breakdown of Reed's quote requested).
- Procurement approach: collect rough square-foot pricing from Sletten/Swank (or similar) to validate schematic budgets; use multiple checks against single-vendor low bids.
- Painting schedule: annual multi-year painting cycle proposed (HS this summer, then middle school, Browning, NAPI, SPED/admin/transportation/maintenance in later years).

Outlook / next steps

- Approve/authorize a one-year lease pilot for available houses/studio while finalizing trailer strategy and bond scope.
- Hold a special board meeting next week (agreed timing: Thursday at noon) to (a) approve an alternate teacher hire and (b) review time-sensitive field/grounds bids.
- Obtain contractor square-foot estimates for the high school additions and revise budgets for inclusion in the spring bond package once audits are current.
- Triage urgent maintenance: finalize gym roof repair approach (insurance vs contractor gap) and field remediation pricing with contingency planning.