BPS Facilities Committee Mtg. Minutes

Oct 8, 2026 @ 5:00 PM

Administration Conference Room

Present: Rebecca Rappold, Jennifer Wagner, Reid Reagan, Brian Gallup, Donna Yellow Owl, Tim Peterson, Les Munro

Call To Order: 5:00pm

Action Items

Tim to provide change-order & invoice documenta https://www.facebook.com/ tion

Prepare and submit complete documentation (invoices, change-order backup, contingency explanations) for the Babb playground and middle-school change orders so Rebecca can finalize for the board agenda

Tim to arrange roof engineering inspection

Schedule and dispatch engineers to inspect the high-school roof and document leak locations and relation to recent HVAC work; provide a written report next week.

Tim to prepare practice-field cost estimate

Develop a rough cost estimate and high-level scope for refurbishing the field behind the high school (including irrigation/well requirements) and present a preliminary number at the next facilities meeting (target December or next meeting).

Reid Verify door sensors and breezeway hardware

Inspect all secure door sensors across stories, verify operation with Interstate Alarm (visit next Friday) assess breezeway hardware/anchors and produce recommended repairs or replacement quotes for full door replacement.

Rebecca Schedule MSGIA meeting

Set up a meeting within the next week with MSGIA representatives (Teresa and Jim) to discuss heat sensors, signage, and risk-reduction programs for heating distribution and building monitoring.

Jen Provide playground photos

Obtain and circulate installation photos from Savannah (or Savannah via Jen) showing the completed Babb playground and final grading to the facilities committee for records.

Overview

- Babb playground completed and in use; installation required pea gravel purchased urgently (approx. $2,300–$3,200). Photos requested.

- High school roof showing recurring leaks near recent HVAC work; roof is ~21 years old and due for longer-term replacement planning (estimate ~$1.5M for full reroof in bond scenario). Engineers will inspect.
- Several small but time-sensitive procurement/contract items: $48,000 base bid for field work, $10,000 contingency used plus $3,730 extra change (needs board documentation). Change orders to be prepared for next board agenda.
- Near-term outreach & grant planning: Impact Aid Competitive Construction Grant opportunities identified; application options: middle-school special-education remodel (bathroom/kitchenette) and bus-garage/office repairs (doors/pigeon mitigation). Bond outreach materials planned for Nov 18 council meeting.

Babb playground (Babb Elementary)

- Playground equipment installation was completed over the weekend; kids used it Monday morning.
- Installation team identified shortage of pea gravel last-minute; gravel was procured quickly (delivery required PO) and advanced by a staff member to avoid multi-week delay.
- Invoice/payment: district received invoice but payment pending; reimbursement process discussed and will be processed once on accounts.
- There is a remaining chunk of concrete near the site that needs removal.
- Committee requested installation photos for records and confirmation; photos to be circulated.
- Next: finalize invoice/change-order documentation for board agenda and confirm removal of remaining concrete and final grading once payment cleared.

Football field & playground design (district grounds)

- Football field grass is establishing; not to be used this fall; follow-up walk-through planned in spring with contractor to address any bare spots.
- Base bid for turf/field work was ~$48,000 with $10,000 contingency; contingency was nearly exhausted and additional items generated $3,730 in extra charges above approved amounts.
- Playground civil engineers completed a site survey ~30 days ago; regrading plan is in progress with target to have bidding drawings by end of year and construction likely in spring.
- Decision: proceed to prepare full bid-ready drawings and include any necessary additional scope; present cost and change-order backup to board.

High school roof & HVAC leaks

- New/overhauled HVAC rooftop units were recently installed in multiple penthouse locations; storms produced new leaks in some hallways near HVAC locations.
- Roof type: modified bitumen (built-up); roof age ~21 years (expected service life 25–30 years). Some leakage predated HVAC work; need to determine causation versus preexisting patch issues.
- Short-term: engineers to be sent for roof inspection (document leaks, locations, whether they correlate with HVAC penetrations) and maintenance crew to monitor during storms.
- Long-term: reroofing (similar approach used at Noppe—new membrane over existing system) estimated as part of larger addition/bond project; full reroof could be ~$1.5M (bond timing dependent).
- Next: document leak locations, get engineer report, and decide immediate patching vs. inclusion in future bond-funded roofing program.

Secure doors & breezeway hardware (BHS)

- Several exterior/breezeway doors at the high school fail to trigger alarms when propped/partially open; sensors currently inconsistent. Breezeway doors remain vulnerable to being popped open despite locks.
- Some hardware/frame damage from repeated use; mullions and anchor points are degraded, committee agreed that a full replacement quote is warranted (replace all affected doors rather than piecemeal).
- Interim measures completed: some re-anchoring to concrete was performed; Interstate Alarm visit scheduled next Friday.
- Next: verify all sensors across stories, obtain vendor quotes for full door replacement, and propose timeline and budget (security priority despite longer-term remodel plans).

Browning Elementary heating distribution

- Building exhibits uneven heat distribution; classrooms are cold at floor level and some rooms overheat while adjacent spaces remain cool.
- Short-term mitigation: consider installing temperature sensors (MSGIA program) to monitor room-level temperatures and identify problem zones this winter.
- MSGIA (insurance partner) offers risk-reduction programs and sensor solutions; committee agreed to schedule a meeting with MSGIA to explore options.
- Next: collect sensor data, then evaluate targeted mechanical fixes or interim measures for the upcoming winter.

Impact Aid grant / prioritized projects

- Competitive Impact Aid Construction Grant is open; committee recommended submitting two separate proposals:
- Middle school special-education remodel (install bathroom/shower/changing area, kitchenette, laundry access) to support a student with significant medical needs — high priority and likely competitive.
- Bus garage / mechanics office repairs (replace doors, address pigeon infiltration, wash
- bay/office repairs).
- Grant context: funding pools and award sizes vary; committee urged to apply regardless of perceived award sizes.
- Next: prepare applications (work sessions available), attend grant working sessions for Q&A, and pursue both proposals.

Bond readiness, outreach & materials

- Goal: have audits through FY '24 completed by June to support a spring bond election; spring bond timeline discussed.
- Public outreach: prepare clear handouts (flyers/brochures) and a concise 20-year priorities summary for a Nov 18 tribal council presentation and subsequent community stakeholder meetings over winter/spring.
- Next: produce printed five-page style flyer and project images for both elementary remodel and high school expansion to use in council and public sessions.

Shelter-belt / community tree planting (long lead project)

- Pikuni Lodge / DNRC planning a large-scale planting project; application timelines target planting in summer 2029 with local seed collection and intern-led planting.
- Potential sites identified (middle school south/west playground, area in front of stadium, below baseball/softball near food-service building, and along walking track). Commitment required from district for tree maintenance and irrigation infrastructure.
- Next: select three priority planting sites, estimate tree counts and irrigation needs, and coordinate water/infrastructure feasibility with grounds staff to include in the proposal.

Miscellaneous & next outlook

- Committee reiterated processes for change orders and board approvals; urgent change-order backup will be prepared for next board agenda (finalize agenda by noon tomorrow).

- Several follow-ups scheduled: roof engineering inspection, sensor/door checks, grant working sessions, bond outreach materials, and rough cost estimates for refurbishing the secondary practice field.
- Overall tone: multiple immediate maintenance items (security, roofing, heating) plus strategic planning for grants and bond outreach over winter/spring.