

CROSBY-IRONTON SCHOOLS  
BUILDINGS & GROUNDS COMMITTEE MEETING SUMMARY  
May 14, 2024

Item 7.2b

The buildings and grounds committee met in the Forum Room on May 14, 2024 at 9:00 a.m. with the following present: Tommy Sablan, Laura Lee and Barb Neprud. Jamie Skjeveland, Jen Strom, Cley Twigg, Erica Marcussen, Travis Fuechtmann and Bill Tollefson were also present.

Phase IV Planning –  
General Information –

Scope of Work Review – Erica Marcussen, architect, provided the committee with a reminder of projects completed over the first five phases, including the summer of 2024, which is Phase V. Active Phase V projects include reroofing of the high school and work in the main corridor at CRES and spaces to the north of that corridor, including the gymnasium, the small gym, storage spaces, the family services worker office and the band room.

Budget Update – Travis Fuechtmann, construction manager, provided the committee with an update on the status of the Building Construction Fund budget. Phases 1 through 4 are completed, with actual costs, and using the bid cost for Phase V, the total cost to the completion of Phase V would be projected to be \$23,140,919. The school building bond referendum election in November 2019 authorized \$29,560,000 in bonds. Using an estimate of \$1,500,000 for the CRES reroof in Phase IV and subtracting the Phase 1 through 5 costs and the CRES reroof cost estimate from the \$29,560,000, there is a projected balance of \$4,919,081 remaining for Phase IV interior work at the high school and the final deferred maintenance items from the original 10 year facilities review reports. That figure does not include investment earnings on the bond proceeds held in the Building Construction Fund, so it is likely a somewhat conservative estimate.

CRES Reroofing – The primary project at CRES for Phase IV (summer of 2025) is reroofing the entire building, as well as repair to the loading dock and removal and replacement of the existing loading dock canopy, which was not constructed to code and is made, partially, of flammable materials.

Secondary School –

Interior South End – Previous discussions had focused on three priority areas: the weight room, official changing space, and the Wook Gym.

Weight Room – This area is too small, making it dangerous for the volume of use. Options included planning a cardio space, as previously discussed, in room 310. This would divide the load of the room between two areas, but could cause supervision issues. The other option discussed was to look at moving the wrestling room and converting the existing wrestling room space, which is adjacent, into an expanded weight room. A sound system is also a desired item for the space.

Room 310 – Work in room 310, formerly a computer lab, has been delayed pending decisions about the scope of Phase IV projects. As mentioned, one option would be a cardio room. It had also been considered as a dance studio area. Other potential uses include phy ed and athletic storage (see official changing space discussion) and a community ed/multi-purpose room.

Custodial Garage – work in this areas involves improving the mechanical ventilation to increase air exchanges to eliminate some of the odors in the building which are the result of how this is used.

Varsity Locker Rooms – There are a couple of minor maintenance items and checking on getting built in locks for the lockers.

Official Changing Space – There were at least two options that had been explored regarding finding space for a sporting officials restroom, shower and changing area. There are two spaces in the junior high locker rooms, but this would require giving up some storage space or creating new storage space elsewhere, such as in room 310; or to convert part of the 21 stall women’s toilet room located between the Galovich Gym and the auditorium, into an official changing area. After review, this second option will likely not be allowed, as building code requires a certain number of toilet fixtures based on the occupancy of the building. This item was lowered in terms of priority, but options regarding a location will continue to be explored.

Woock Gym – The main focus of Phase IV is what to do with the Woock Gym. The issue started as a discussion regarding the condition of the gym flooring in that space. Other safety and user options have also been discussed over the years, so a broader scope of work was studied. *Note that all pricing listed was 2022 pricing, so these costs may not be sufficient to complete these projects at today’s prices, but the general concept of how the cost of each projects compares to the other should remain relatively consistent to allow its use as a guide.*

- Sanding and refinishing the existing floor - A study indicated that there is probably enough material left for at least one more major sanding/refinishing of the gym floor. The estimated cost for this approach was \$60,000.
- Replace the existing floor with a new floor. This option involves the choice of two approaches.
  - Remove the existing floor and leave existing infrastructure under the floor, which is presently dirt and joists. This option has a cost estimate of \$380,000
  - Remove and replace the existing floor but also remove the existing infrastructure and bring the infrastructure up to today’s standards, including a vapor barrier and concrete slab base floor. This option has a cost estimate of \$430,000.
- Modify the bleachers in addition to changing the floor. This option also involves two approaches.
  - Remove the entire north side of bleachers and extend concrete floor. Shift the court so that there is adequate space between the court and the remaining south side concrete bleachers. This would allow the athletic storage under the south bleachers to be maintained. Cost estimate is \$900,000
  - Remove 4 tiers of concrete bleachers from both the north and the south sides, maintaining the balance of the concrete bleachers and rework a way to step up into the bleacher section from the gym floor. This would create more space on either side of the current court. Cost estimate is \$860,000. Given other similar gyms that meeting participants had been in, this was not considered a very viable option.
- Remove all the concrete bleachers with the bleachers being replaced on one or both sides with telescoping bleachers similar to those in the Galovich Gym. This option will require more study, as the concrete bleachers are an integral part of the structure and support of the Woock Gym walls, roofing structure, and spaces underneath both sides. There was a request from Strom and Twigg to see if it would be possible to get two side courts in the opposite direction of the main court, similar to what is in the Phy Ed Gym, so that more court space could be provided for team practices.

It was noted that new doors would be needed all around the perimeter of the Woock Gym.

Wrestling Room – After this discussion, there was brainstorming about how to accomplish both the Woock Gym and the weight room projects, with a question about expanding the weight room into the existing wrestling room and converting the existing junior high band room into a wrestling room. There are ADA accessibility issues associated with this that would need to be addressed, either by bringing the junior high band room floor level up to hallway level or by constructing a

ramp. A rough estimate of available space indicated this might be a smaller space than the existing wrestling room, which might create issues regarding use of the wrestling mats. Ventilation and windows in the space will also need to be studied.

FACS – The FACS room was initially planned to be included in Phase II when the industrial technology wing was remodeled. Plans to renovate to a complete commercial kitchen had been prepared and the project had been bid at a cost, at that time for the summer of 2021, of just under \$200,000. The project had been shelved due to staff turnover in the FACS program and wanting to provide sufficient time for the new staff to be able to make some longer range decisions. Strom indicated that a full commercial kitchen was probably not a need and that a combination of commercial and residential style kitchen space would be adequate. This will help to keep the budget in line. Strom will meet with the teacher and discuss long range plans for the program and then there will be a follow-up meeting with the architect and construction manager to work on whatever the current plans would foresee. The original bid amount will be held as a placeholder as other plans for the interior south end of the secondary building continue to develop.

Other Areas – Other areas and projects that had also been discussed earlier were revisited. They included the following. Options for replacement of the existing hot water heater or redesigning the current system. Converting the school store space near the inside of the main, district office vestibule entry, into a ticket booth for events. This will move forward. A question was asked about new interior finishes (carpet, LED light fixtures, ceiling tile, and paint) for the band and choir rooms and the district office, as well as new ceiling tile for the hallway spaces to the east and west of the main body of the cafeteria/commons. Those will be added to the list. There was also discussion about new lighting in the auditorium, considering both back of house and house lights. Finally, there was a request to consider shelving for the phy ed storage spaces in the junior high locker rooms so that they can be better organized.

The architect and construction manager will take the notes for this meeting and come up with plans that will be presented back to a future meeting of the buildings and grounds committee. Once the scope of Phase IV is identified and supported by the committee and the School Board, stakeholder meetings will be held to continue to design planning process.

Research on Solar Panels – The committee was updated on information that had been received to-date regarding solar panels. The district has been working with the architect, construction manager and Minnesota Power to gather some base information. Additional research will be undertaken, including discussions with other districts who have installed solar. There will also need to be some facility analysis completed, including a structural engineering assessment to make sure that if the plan is to install solar panels on the roof of the school buildings, that the structure is sufficient to handle the load. There was also a question about geothermal instead of solar. Research will continue and additional information will be presented as it becomes available.

Frisbee Disc Golf Course on CRES Campus – The committee heard an introductory proposal from CRES staff to install a Frisbee disc golf course on the campus at CRES. The course would be used for physical education and also as a student reward. If there is a follow-up to the request with more information, the committee would like to know more about the purpose of the course and where it would be proposed to be located. The committee suggested the lawn area in the bus loop and brainstormed that it might first be best to start with a limited course to see if it meets expectations. There would have to be fundraising to cover the purchase and installation of the course and a more formal request noting the intended purpose, a course layout, cost and proposed fundraising activities would be required to be submitted.

The meeting adjourned at 11:22 a.m.

Respectfully prepared and submitted by William Tollefson