

CROSBY-IRONTON SCHOOLS
BUILDINGS & GROUNDS COMMITTEE MEETING SUMMARY
August 27, 2024

Item 7.2a

The buildings and grounds committee met in the Forum Room on August 27, 2024 at 9:00 a.m. with the following present: Laura Lee, Tommy Sablan and Barb Neprud. Jamie Skjeveland, Erica Marcussen, Travis Fuechtmann, Jen Strom, Cley Twigg and Bill Tollefson were also present.

Phase V Summer of 2024 Construction Project – Referendum Projects – The committee received an update on referendum funded projects taking place during the summer of 2024.

High School – The project at the high school this summer was reroofing. The contractor got an early start, but rain delays over the course of the summer slowed the project. As of today, the majority of the roof is complete. There may be some roof replacement that takes place on the industrial tech wing during the first week or two of school.

CRES – Projects are CRES included renovations to the main hallway, the small gym, the collaborative worker office/storage, the main gymnasium (gym, storage and sound system), the hallway to the playground (cubbies), the band room, the custodial area (office and garage), and the exterior building envelope (tuckpointing and exterior doors). There projects were substantially completed as of the third week in August and the punchlist has been provided by the architect and contractors are working to finish the punchlist and finalize the project.

Phase VI Summer of 2025 and Beyond Planning – The committee then turned their attention to projects to be accomplished using the remainder of the building bond funds, with the goal of identifying process and a summer in which the remaining projects would be completed. Depending on the extent of the scope of work to be completed in the Woock Gym (an agenda item later in this meeting), there are concerns about needing more than the 3-month summer construction window. Bond funds available from the two bond sales totaled \$29,560,000. The costs of phases I through IV total \$22,528,622. The estimated cost of the CRES reroofing project is \$1,500,000. That leaves a balance remaining of \$5,531,378 for Phase VI and beyond projects.

CRES – At CRES, the summer of 2025 will be reroofing. Following a discussion regarding the three existing skylights, the consensus of the group is to replace the existing skylights with new skylights, as opposed to roofing over those areas. A Calwall type skylight will be included in the design.

High School – The high school discussion involves potential projects at both ends of the secondary building.

Family and Consumer Science (FACS) – Three years ago, the FACS lab project was put on hold based on staff changes. The current FACS teacher is now starting her third year at C-I and a planning meeting with her indicates a strong desire and willingness to proceed with moving forward with remodeling that would make the space more commercial and less residential feeling. The plan is to stay within the existing footprint of the space and, based on class sizes, there is a need to maintain the current 6 kitchen stations. Each station would get a 6-burner gas range and there would be a double convection oven between each range to be shared by two stations. There would need to be four hoods with ANSUL fire protection. All plastic laminate countertops would be replaced with stainless steel. The current VCT floor would be removed and an epoxy coating would be applied to the concrete. The upper casework would be removed and replaced with racking. There would be one three-compartment sink so students could become familiar with its intended use. Existing stainless steel islands would remain. A commercial refrigerator and freezer would replace current residential style appliances. There would be a cabinet for coats and aprons, as well as a locking cabinet for spices and knives. There would be new ceiling grid, ceiling tile and LED light fixtures. A mop sink and cleaning product storage would be added. Three years ago the budget for a modified version of this plan was \$180,000. Now, with the additional commercial equipment, hoods, ANSUL, make-up air and other renovations, the equipment alone

has a budget of \$275,000 and there is an overall investment budget of \$600,000. The committee was interested in seeing this project proceed.

Interior South End of High School –

Weight Room – The number one items on the south end of the high school involves adjusting the size of the space to make it more safe, while trying to maintain ease of adult supervision. The easiest plan would involve converting the adjacent wrestling room into weight room space. Options for wrestling space included the junior high band room (not large enough for the desired two wrestling mats and ceiling too low, especially if floor raised to hallway level), use Room 310 (old computer lab) as a potential cardio room and split that function off from the weight room, use half of the phy ed gym for practice space and store the mats on an overhead sling, new construction in the southeast corner of the building (very loose cost estimate of \$1.5 million).

Auditorium Lighting – A cost estimate for new lighting, both front and back of house, is \$250,000. This includes new above-stage lighting, general house lighting that is LED with longer bulb life; LED color-changing lights, a new lighting control system, and motorized fixtures. These enhancements would result in a 20% reduction in the heat generated by lighting in this space and may be eligible for an energy rebate.

Band/Choir/District Office. Forum Room – These are the only areas in the building that still have the 2003 – 2005 finishes. To update these spaces with new carpet, paint, ceiling and LED light fixtures, the cost estimate is \$350,000. There may be a need for some casework replacement in the 1976-vintage band and choir room.

Mechanical – Study continues on the hot water heater and domestic hot water system. There would also be a desire to do an overall mechanical/ventilation system test and balance once all interior work is complete.

Woock Gym – There were previously five options for the Woock Gym, including: 1) refinish the gym floor; 2) replace the wood gym floor; 3) remove the north bleachers and replace the gym floor; 4) remove the lower four tiers of bleacher seating on both sides to expand playing court safety clearance (this impacts the storage space in the lower levels on both sides of the gym) and replace the gym floor; and 5) remove both sets of bleachers, expand the playing surface to the entire area and put in retractable bleachers on one side (this would allow for close to regulation size cross courts). This option would eliminate the lower storage on both sides and create athletic equipment storage issues.

Barb Neprud left the meeting at 10:45 a.m.

A new option would be to modify the design to provide athletic storage on the north side and to reduce the cross courts in size so that they would no longer be regulation. Retractable bleachers would be installed on the south wall. An attempt would be made to match the size of the storage for each sport to something to what currently exists in the lower level on the south side of the Woock gym.

After much discussion, the final plan to continue to work on included no storage in the Woock gym on the lower levels; main level storage on the north (or south) side similar in size to what exists on the lower south level; opposite side would include retractable bleachers or portable bleachers and no storage. This may require the main court to shift so as to not be center in the space and for the cross courts to be less than regulation size. The consensus was that this was the best plan to address all issues in some way.

Depending on the nature and scope of the final Woock gym project, the project may take more than the three-month summer window to complete. This will involve construction happening

during the school term and will result in short-term inconveniences in scheduling practice space for athletics.

Planning will continue based on this discussion and Marcussen and Fuechtmann will return to the September 23, 2024 regular School Board meeting to present the plans to the full Board.

Solar Panels – Research continues on solar panels and options regarding energy alternatives. This will need to include structural analysis of the roofs at both buildings to ensure that they can handle the load. Meetings are being scheduled with alternative energy consultants as research on planning options continue.

The meeting adjourned at 11:25 a.m.

Respectfully prepared and submitted by William Tollefson