

CROSBY-IRONTON SCHOOLS  
BUILDINGS & GROUNDS COMMITTEE MEETING SUMMARY  
October 11, 2016

Item 7.3a

The buildings and grounds committee met in the district office on October 11, 2016 at 5:30 p.m. with the following present: Tom Nixon and Bob Sandin. Maurice Slepica was absent. Jamie Skjeveland and Bill Tollefson were also present.

Funding Mechanisms Relating to Various Components of the Potential Tennis Court Project – The committee received a one page summary of capital-related funding streams and existing and potential project budgets for 2016-17 and 2017-18. Of particular interest was the required separation of the components of the tennis court project between educational components and non-educational components. The lease levy can only be used for educational components, which totaled to an estimated \$474,000 of the \$699,000 estimated project cost using the architecturally developed budget estimate dated May 13, 2016. The \$225,000 in non-educational items included lighting, parking and sidewalk improvements which were included as line items in the Operating Capital budget section. The lease levy authority cap is \$212 per pupil unit. The track reconstruction project used \$81 of that and the ice arena levy uses about \$10. The estimate for the eligible tennis court items would add approximately \$40 per pupil unit, raising the overall total to \$131 per pupil unit and would leave about \$81 left for future use. This funding mechanism arrangement appears workable and allows for funds to be saved in Operating Capital for future projects, such as the continuation of the CRES classroom enclosure project starting in the summer of 2018.

Review Matters Relating to Design and Engineering of the Tennis Court Project - The committee received an update of the status of planning to-date. A project budget was initially established by Widseth Smith Nolting on May 13, 2016. Following a meeting with the Gordian Group on July 29, 2016, the project was submitted to the Gordian Group under the NJPA pre-bid process on August 2, 2016. The NJPA promotional materials indicate a turn-around time of ten (10) days for a simple project and up to four (4) weeks for more complicated projects. To-date, the District has not received a project plan or budget estimate from the Gordian-approved building contractor.

There was concern that planning for this project is getting late in the cycle for projects to be completed in the Summer of 2018, especially since the tennis courts would need to be completed and ready for use by the girls tennis program which starts in early August each year. In addition to the lack of a budget and project detail from the Gordian Group contractor, there is concern about what architectural and engineering assistance the District may need to meet the various non-building related tasks associated with the project, including impervious calculation and potential variance from the City of Crosby; the impact of City ordinances on the various components of the project, such as lighting, parking and sidewalk; any vulnerabilities based on unknown soil conditions which may require infrastructure mitigation; drainage and associated storm water drainage easements; and questions as to if the tennis courts will fit into the available space, especially as it relates to the sanitary sewer system's force main that runs somewhere under the old railway grade. The committee was supportive of proceeding with the use of architectural and engineering services to get the project moving and to handle components that may not be covered by the Gordian process and to be prepared if the Gordian process is not utilized for this project. The committee was also concerned that if the planning portion is moving along so slowly, then experience with construction indicates that there may not be improvement to the schedule for the subsequent tasks, which may result in further delays.

The committee discussed having the various options regarding traditional bid process, the Gordian Group pre-bid process, or the best value bid process discussed by the entire Board at the October meeting.

The meeting adjourned at 6:25 p.m.

Respectfully prepared and submitted by William Tollefson