

School Board Meeting:

February 24, 2014

Subject:

2014-15 Capital Budget

Presenter:

John Heltunen

SUGGESTED SCHOOL BOARD ACTION:

Report only. Action will be taken at a future board meeting.

DESCRIPTION:

This past December, I had the opportunity to meet with building principals regarding the Capital Outlay Facilities Budget. Principals were to ask for input from all employees and prioritize the requests.

I would like to highlight a few of the projects that you will see in the budget. These are the projects that require more substantial funding to complete.

Buffalo High School:

The identified need for reroofing at the high school is not a new subject. We are entering our 18th year on a roof system constructed with a performance expectation of 15 years. While that doesn't mean it quits performing, we are incurring repair costs on multiple roof sections. The first section was replaced this past summer and the number included in the budget packet is for complete replacement of the next two sections on the priority list.

We do have some options for completing these next two sections. One actually sits within the other, so that does present us with some challenges. In order to replace that roof, the other would have to be traversed so it would have to either be replaced at the same time, or protected from further damage. In interest of looking at all possible scenarios for budgeting purposes, the engineers have come up with three possible options to complete the project.

1. Replace the interior roof section only and do short-term repairs on the damaged sections of the larger section. They would have to protect the lower, larger roof section so that the contractors can safely traverse it to reach the smaller, higher section. This protective system would raise the budget number of that interior section.
2. They are confident that we could replace half of the larger section by adding a joint to be able to tie in the new with the old, and then the second new section once it was completed. Again this would create a higher total number for the complete project, but it could be an option to further break it up.
3. To replace both sections in the initial project.

Buffalo Community Middle School:

In the pool area at the Middle School, among other issues, we are experiencing some structural issues with the expansion joints in the roof system and in the joint on the deck surface where the 1997 addition meets the original construction from 1979. The issues in the roof are related to seal and structural deterioration that has caused leakage in the pool room. The issue in the floor is causing heaving and settling in the floor that has created an unsafe environment due to cracking and losing tiles.

There are several identified issues in this pool space aside from these two that I have pointed out and that are included in the budget proposal.

- We do continue to see some mechanical issues with the HVAC system related to air quality. We have made some adjustments that have seemed to alleviate these issues, but the current fix is not ideal for long-term use and doesn't address how the air is supplied and exchanged in the pool area.
- The "public entrance" is not suitable for winter use and the affects are readily identifiable.
- The roof section for the 1997 addition is past its life expectancy, the same as the High School, and is in need of replacement in the near future.
- The material applied to reduce noise pollution in the pool area is taking on a "well used" appearance.
- The abandoned exhaust equipment is experiencing some corrosion and should be removed.

These needs were identified in the 15-year deferred maintenance plan that was recently reviewed. While there is the need to address the expansion joint project to prevent further structural damage, we have the ability to put a "band aid" on the issue to allow for some time to figure out if we will be able to address all issues at one time. This would prevent intruding on freshly repaired areas and avoid having to close the pool for multiple summers.

Tatanka Elementary:

- Abatement of existing asbestos containing materials and retiling in the main corridors.
- Removing the existing portable wall system that separates the Media Center from the carpeted corridor. This would return the school to its original design. This design was also created in the original construction of both the Montrose and Hanover Elementary buildings and is still in place today.
- At this time, we would then replace the carpet in the Media Center and corridors. This has been an identified need for replacement for some time.

Playgrounds:

- All of our playgrounds could use some attention. The plan is to address one playground per year to insure that it meets safety requirements. The plan does not include the purchase and installation of any new equipment, but is designed to improve the surfacing material, drainage, and safe use zone requirements. Montrose is first on the list as the site there requires the most immediate attention. However, we will also be looking at installing a fence around the playground at Discovery Elementary for safety.

If you have any questions about this budget, please feel free to call me at 682-8773.