

Waterville-Elysian-Morristown Minutes Special Meeting

Thursday, August 8, 2024

The WEM Board of Education met in a special session on August 8, 2024. Board Chairman Gary Micheal called the meeting to order at 6:35 pm.

Board members: Michael, June Rezac, Jon Bakken, Brenda Heuss, and Troy Tolzman attended the meeting. Members Jay Schneider and Jeff Stangler were absent. Also, in attendance was Superintendent John Regan.

Motion by Bakken, second by Tolzman to approve the meeting minutes. Five members voted in favor, motion passed.

Facilities

ISG Architect, Engineer, Environment, and Planning Company presented a facility assessment and planning overview. ICS, which provides construction and operations management services, also contributed to the evaluation. The assessment gave a general overview of the Waterville and Morristown buildings, a capacity assessment, and focused on presenting an indoor air quality (IAQ) assessment of the two buildings.

The assessment first explained Indoor Air Quality and which HVAC systems control the varied areas of the buildings. The assessment also displayed which IAQ areas were addressed in the 2020 referendum upgrades. ISG & ICS indicated that there would be two phases to a IAQ project.

The assessment indicated that air handling unit 1 (AHU 1), (see building diagram attachment provided by ISG & ICS) covers a significant portion of the Waterville building on both the first and second floors. This would be a part of Phase I of the project. Also, included in phase I would be the restrooms in the area covered by AHU 1. The district has received grant funds to address needs associated with improving restrooms.

Within the AHU 1 space duct work would also be completed, a large portion of the AHU 1 area has ductwork that still has fiberglass lining. Several educational spaces on the second floor would be addressed during the ductwork upgrade. These spaces have demountable walls and do not provide good acoustical separation. During phase I, this educational space would also be updated. Work on phase I currently planned for summer of 2025.

Phase II, would address the remaining HVAC systems AHU 2, 3, 4, 5, 7, 10, & 11 (see attachment for schematic). This phase of work would be planned for the summer of 2026. Both phases would be in the Waterville building. The project budget is as follows:

Project Budget and Funding Overview

PROJECT: WEM HVAC Options Summary

PREP BY: ICS / ISG

DATE: 7-31-24

(CONCEPTUAL BUDGET ESTIMATE)

CONSTRUCTION COSTS

Waterville Scope Areas

Waterville AHU - 1 - First Floor
 Waterville AHU - 1 - Second Floor
 Waterville AHU - 2 HS Gym
 Waterville AHU - 3 - HS Office Area
 Waterville AHU - 4 - Choir and Band Area
 Waterville AHU - 5 - Auditorium and Stage Area
 Waterville AHU - 7 - Basement & Locker Rooms
 Waterville AHU - 10 - Wood/Metal Shop/ECFE
 Waterville AHU - 11 - Elementary Gym
 Waterville Restroom Project Work

Morristown Scope Areas

Morristown AHU-1
 Morristown AHU-2
 Morristown AHU-3
 Morristown Restroom Project Work

Construction Costs Subtotal:

PROJECT COSTS

Professional Fees, Services, & Reimb.
 Building Permit/Fees/State Plan Review
 Testing/Survey/Other Owner Costs
 Contingency - Design & Construction

Project Costs Subtotal:

Total to Project:

Funding:

LTFM Bonding:

LTFM - "Above the Line" IAQ Bonding
 Remaining Bond Proceeds:
 Grants / Other Proceeds:
 Capital Facilities bonding / Reserves:

Waterville HVAC/IAQ Phase 1	Waterville HVAC/IAQ Phase 2	Morristown HVAC/IAQ	Qty	Unit	Cost (per unit)	Total
\$1,759,400			18,520	SF	\$95	\$1,759,400
\$3,753,750			22,750	SF	\$165	\$3,753,750
	\$893,200		11,165	SF	\$80	\$893,200
	\$330,000		3,300	SF	\$100	\$330,000
	\$575,000		5,750	SF	\$100	\$575,000
	\$663,850		6,035	SF	\$110	\$663,850
	\$1,210,000		11,000	SF	\$110	\$1,210,000
	\$563,825		5,935	SF	\$95	\$563,825
	\$432,000		4,800	SF	\$90	\$432,000
\$60,000			1	LS	\$60,000	\$60,000
		\$565,845	5389	SF	\$105	\$565,845
		\$1,327,620	12644	SF	\$105	\$1,327,620
		\$615,405	5861	SF	\$105	\$615,405
		\$60,000	1	LS	\$60,000	\$60,000
\$5,573,150	\$4,667,875	\$2,568,870				
\$891,704	\$746,860	\$411,019				
\$153,262	\$128,367	\$70,644				
\$139,329	\$116,697	\$64,222				
\$445,852	\$373,430	\$205,510			@ 8.0%	
\$1,630,146	\$1,365,353	\$751,394				
0.293	0.293	0.293				
\$7,203,296	\$6,033,228	\$3,320,264				
\$6,055,000	\$6,035,000	\$3,325,000			need to validate and maximize as possible	
\$1,000,000						
\$150,000						
\$7,205,000	\$6,035,000	\$3,325,000				

Tolzman asked with the reconfiguration of classrooms are flooring & ceiling included in the costs. Bakken asked if classrooms were changed from i.e. 12-17 classrooms is that cost was also factored into the budget.

Heuss asked once bids come in if exceed costs how is that contingency covered?

ISG/ICS both indicated that Tolzman's and Bakken's questions were figured into the budget for the project. They also indicated that an 8% contingency was placed into the budget during design.

In addition to the IAQ assessment the following areas of both buildings were reviewed: restroom ADA updates, locker room ADA updates, flooring & wall finishes in various areas, band room flooring/ADA, and educational adequacy items: gym, CTE & Ag space, flex/breakout learning areas. Areas of the buildings' envelope were reviewed: roof, exterior masonry, exterior doors & windows. Electrical & Technology included branch panels, lighting, an emergency generator, master clock, and fire alarm.

Capacity Analysis:

Waterville Elementary (PK-4) enrollment 305, functional capacity 356.

Morristown Middle School (5-8) enrollment 213, functional capacity 300.

Waterville High School (9-12) enrollment 259, functional capacity 406.

District Enrollment: 777 Student Capacity: 1,062

The assessment explained the district would not want to run at 100% capacity. The functional capacity allows for the best utilization of the space for learning. The assessment also indicated that an additional five classrooms on the second level of the Waterville building would increase capacity to 500 in the high school. ISG indicated that at this time nothing would need to be done with this data it was for informational purposes.

Information/Discussion:

The members discussed updates to the following policies:

104 School District Mission Statement

204 School Board Meeting Minutes

609 Religion and Religious and Cultural Observances

802 Disposition of Obsolete Equipment and Material

Regan indicated that the new mission statement would be inserted into policy 104.

Bakken made a motion to adjourn and Tolzman seconded the motion. Five members voted in favor.
Meeting adjourned at

Waterville IAQ Findings – First Floor + Lower Level



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