

## **Work Session Meeting**

Monday, November 28, 2022 6:30 PM

Conference Room 1148 MS/HS, 1401 7th St SW, Pipestone, MN 56164

1. **Call Meeting to Order**
2. **Approval of Agenda**
3. **Bonding Authority Continued Discussion**
4. **Adjourn**

# **Pipestone Area Schools School Board Work Session**

November 28, 2022

## **Facilities/Buildings & Grounds Committee Recommendations:**

- Full Board should further discuss the reviewed items in a work session and prioritize.
- Rod Schumacher of Widseth is a possible resource for us if we would like to learn more.
- Consideration of getting the funds as soon as possible. We should understand our options and manage these funds wisely to maximize to dollars.
  - We can use PMA or Ehlers and Associates to lead us through the bond process should we decide to do this.

## **Other information:**

- Items 1-3 were considerations from the Facility Needs Assessment from 2017 and considerations for the Elementary School Bond Project.
- Item 4 was considered during the project.
- Item 5 came up this summer in a discussion with the City and was not listed as an issue in the Facility Study. The primary driver of this is due to the City building soccer fields adjacent to the softball field.
- Item 6 fits in this discussion due to the fact that we discussed repurposing the 5<sup>th</sup> grade classrooms. While we were not specific in what that would be, it would be a repurposing of the area.
- District also has proceeds from the Brown and Hill property sale of \$350,000 to \$400,000

## **Work Session Goals:**

1. Are there projects PAS should pursue?
  
2. What are the priorities?
  
3. Who will we want to work with for planning and finance?
  
4. What other questions do we need answered?

# Facilities/Buildings & Grounds Committee

## Capital Projects Information

November 2, 2022

Katie Weise, Brad Carson, Chrissy DeBates, Kevin Enerson, Cory Strasser, Rick Zollner, Rich Stangle and Rod Schumacher were in attendance for this committee meeting. The following items were discussed:

***\*Price estimation accuracy could be off significantly as we have not had professional estimations.***

### 1. MS/HS Roof Replacement

- Still have 6 to 10 years remaining before replacement
- We have some current issues that should be repaired this next summer, cost is around \$50,000 and can be completed through LTFM. (This estimation is valid)
- Replacement cost could be as high as \$4 million.

### 2. Career/Tech Education Facility

- The metals/woods/engines shop is undersized. We also currently lease space from MN West for \$18,000 year.
  - Should have 3,000 to 5,000 sq ft of additional space and equipment. This brings a pricetag range between \$3 to \$8 million.
  - Committee felt this is a priority and should be discussed more as an individual bond item.
- Greenhouse was discussed as being too small and a larger facility would be beneficial. Concern was raised as to how much the space is or will be used.
  - Estimated cost is \$300,000 to \$400,000.
- FACS Kitchen Upgrades
  - Change to Commercial Kitchen instead of home kitchen model of classroom.
  - Committee indicated this seems to be a logical change and felt this should be a higher priority.
  - There would be minimal structural changes to the facility, but we would need equipment and electrical/mechanical work done.
  - Estimated cost is \$150,000 to \$300,000

### 3. Paulsen Field Upgrades

- Discussed turfing the football field and resurface of the track.
  - We also have needs for an updated fieldhouse or concession stand, entrances, trees, pressboxes, storage, and a scoreboard upgrade.
    - Gymnasium scoreboard was also brought up as a consideration.
  - Estimated cost is \$1.5 million to 2.3 million depending on how much and how substantial of changes are made to the facility.
  - We also discussed how the scoreboard could be a revenue source with advertising. This also led into a discussion of sponsors or field naming rights.

### 4. Loading Dock Enclosure

- The board had contemplated this toward the end of the project and decided to wait.
  - Estimated cost is \$150,000 (This estimation was provided in 2021.)

## **5. Softball Concessions/Storage/Restroom Update**

- This was discussed with the City earlier this year and while there was no decision, it is still considered an item to be considered.
  - Committee felt this should be further discussed with the City.
  - Estimated cost is yet to be determined.

## **6. Daycare**

- A need that is coming to light is employee childcare. Providing childcare to our employees would be a benefit to attracting and retaining staff.
  - Employees would have to pay for the service.
  - Would need to put in appropriate flooring, restroom, furniture, and playground. Would look to use two of the former 5<sup>th</sup> grade classrooms.
  - Estimated cost is \$100,000 to \$200,000.