

Buildings & Grounds Study Team Recommendations

July 6, 2022

Buildings & Grounds

(Scorecard pillar: *Business & Financial Performance* - we plan and use resources responsibly to best support the district vision and goals)

1. maintenance projects
2. school entrances
3. solar installation
4. Tech. Ed. space/equipment
5. auditorium
6. maintenance replacements (boiler, roof, etc.)

Study team invitation letter description of task -

4) Buildings & Grounds

Study the various needs of the district's buildings and grounds. Study team participants may ascertain the need for maintenance replacements, Tech. Ed classroom space and storage, solar installation, building entrances, and an auditorium.

Team Members:

- Mike Rateike, co-chair, MPS school board vice-president, parent of MPS student(s)
- Joe Kubicki, co-chair; MPS tech. ed. Teacher
- Eric Armstrong, MPS school board member
- Doug Braun, MHS custodian
- Bob Chady, MPS business manager
- Tony Sullivan, MPS facility services coordinator
- Eugene Syvrud, MHS principal;
- John Ward, MHS graduate, community member
- Lydia Westfall, parent of MPS student(s), community member

The committee met six times over the course of discovery work leading up to the following recommendations. While the committee has provided input on recommendations to further protect and extend the life & useability of our facilities it is our intent to maintain our committee involvement to track progress and/or refine scope on recommendations as well as to identify and consider any new issues or concerns related to district facilities &/or grounds that may unexpectedly arise.

Recommendations:

1. **High School boiler(s) replacement** - original to the building, circa approximately 1998. The existing units were originally slated for consideration of removal & replacement as part of the district's Act 32 Energy Efficiency performance contracting work completed in 2015-2017. Prior to finalizing Act 32 work to be performed the HS boilers were removed from project scope, likely due to a combination of cost and remaining useful life considerations. The extent of maintenance & repair needs, associated service calls and annual repair costs have increased annually.

Replacement of the boilers would provide for reduced maintenance & service to the new units, reduced staff time attending to constant needs, increased dependability and less temperature variation within the HS, increased performance and energy efficiency - all resulting in overall annual savings. Consideration should be given to funding boiler replacement through use of the district's Fund 46, Capital Improvement Trust Funds.

2. **School Building security** - The study team identified a number of recommended improvements related to building security:

- Main entrance improvements to restrict visitor/public access during the school day at ALL schools.
- Security camera upgrades & additional units to better monitor activity both inside and outside ALL schools.
- Fire alarm system improvements at both the high school and early learning center.
- Replace public address/clock system at ELC, ELEM & HS to replicate MS system installed with 2016 upgrades.
- Compliance review of today's fire code standards to district schools, identifying potential "deficiencies"/opportunities for improvement, i.e. electromagnetic door releases tied to building fire alarm systems to prevent spread of smoke or fire.
- Asbestos remediation - i.e. older MS floor tile?

In an effort to protect both district property, resources and lives, it is recommended that consideration be given to making the above improvements in totality. It is likely that the funds necessary to support these improvements would exceed the district's ability to fund through our annual budget. Consideration should be given to seeking public support and assistance for such upgrades through a capital improvement referendum question and associated debt borrowing.

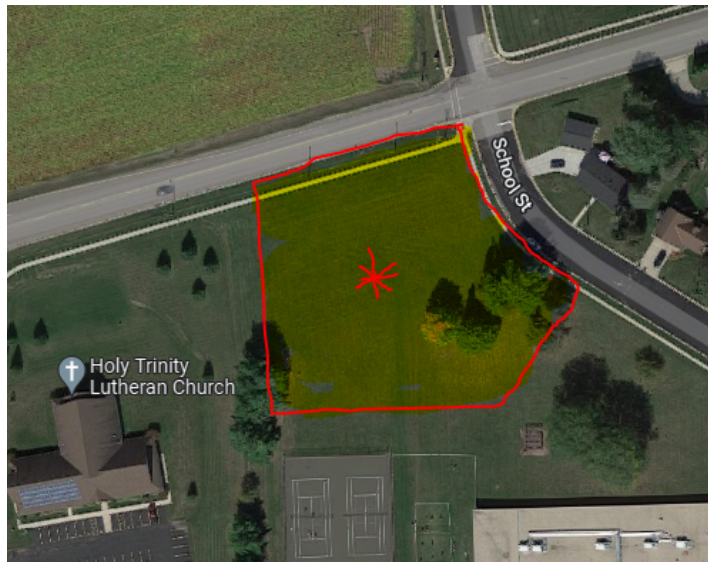
3. Elementary Roof Replacement - original to the building, circa 2003ish, continues to exhibit needs for repairs and likely future replacement within the next 2-5 years. The number of leaks into the school continues to grow. The roof membrane continues to shrink and pull away from the perimeter providing for opportunities for water to penetrate into the school. In 2020, the district sought rough bids for replacement which ranged from \$740,000 - \$975,000 depending upon the type of roof system installed. With the inflationary increases in costs over the past couple of years, those costs were updated to 2022 estimates between \$865,000 - \$1,400,000 by our roofing consultant. The district will likely undertake some minor repairs this summer with hopes of extending the roof life by a few years. The district should consider options related to planning and funding of roof replacement.

Replacement options would include: (1) A full roof replacement over a single summer. This option would provide for a single summer of disruption and work while likely providing for the greatest savings/reduction in costs over a multi year replacement approach. Or, the district could consider (2) a multi year, 3 - 5 years replacement schedule. This would minimize annual costs, though likely cost more than option 1 due to the annual cost increases associated with labor, materials and annual mobilization and clean up costs.

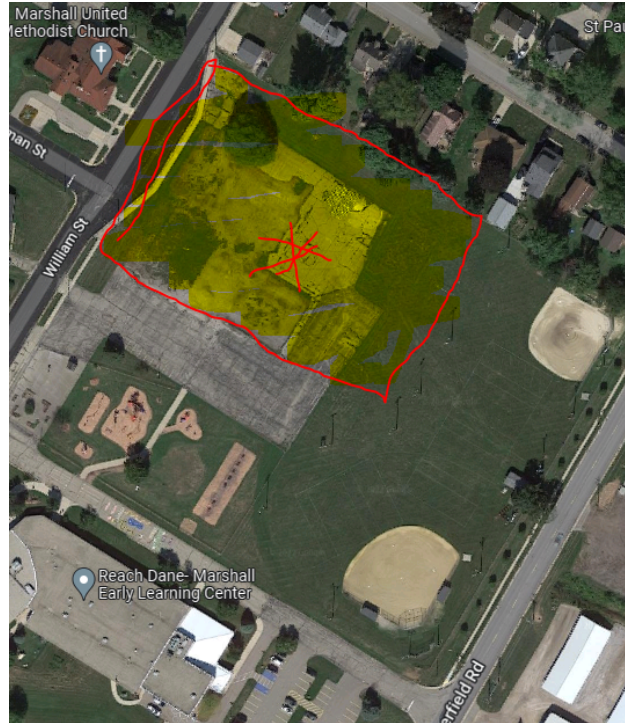
Consideration should be given to combining recommendation #2 School Building Security and #3 Elementary Roof Replacement into a single capital improvement referendum question and associated debt borrowing.

4. Underutilized District Property - potential for sale and development.

- Corner of School St. & Madison St.



- Former William St. school site



Former William St. school site could also consider sale and development of softball fields and redevelopment of new athletic fields on privately held property adjoining the district.

If the district were to seek to retain the William St. properties, efforts should be made to improve both the visual appeal and usefulness of the space.

With either/both of the above, the district would need to subdivide the associated parcel(s) and the properties would likely need zoning changes to facilitate sale to a developer. Costs related to subdivision, marketing, etc. could be borne by the general operating fund.

5. **Solar-** the district should utilize the sun and today's solar infrastructure opportunities to generate electricity thus reducing our dependence on utility purchased electricity which would provide for long term purchased electricity costs reductions. As the elementary school and high school are the largest consumers of electricity in the district, those schools should be prioritized for solar installation. Funding would likely be a combination of grant dollars, general operations budget, capital improvement referendum funds.

- 6. Technical Education space & equipment** - District needs to make investments in equipment and fixtures to upgrade to today's workforce standards and needs. This may include an expansion of physical space to accommodate. The district should consider grant funding opportunities to help support needed investments. Additional funding could be supported through the general fund budget, Carl Perkins grant(?) and other grant opportunities. If expansion of physical space is necessary, that would likely require use of capital improvement trust funds and/or capital improvement referendum question.
- 7. Blacktop/Asphalt/Concrete** - The ELC/lower level HWY 73 parking lot and High School parking lots have the greatest need.
- The vacated School St. drive from Hwy. 73 to the ELC lower level parking lot is experiencing significant deterioration, especially at the transitions from the drive to the parking lot. A contributing factor is the amount of rainwater runoff and lack of drainage to remove and channel the surface water underground. In absence of a drainage system, the surface water permeates cracks in pavement, weakening the subsurface which causes further deterioration of the pavement. It is recommended that the district consider installation of a storm water collection system and associated replacement of asphalt in this location.
 - High School main parking lot - The largest parking lot on campus. For the most part is in good condition though does have select areas that are experiencing deterioration. Such areas should be slated for a mill and replace to restore and extend the life of the surface.
 - High School staff parking lot - A need exists to regrade portions of the grass to provide for better surface drainage as ponding occurs in a couple of stalls. Some of the parking stalls are also experiencing deterioration. Consider should be given to mill & replace select areas to remedy existing issues.

Funding for blacktop repairs should be addressed through the general operations budget as funds are available.