

DUBUQUE COMMUNITY SCHOOL DISTRICT
Facilities/Support Services Committee

BOARD COMMITTEE MINUTES

This form is used by all multimember committees established by the Board of Education. Before any meeting is held, be sure you have met the requirements of Chapter 1037 Laws of the 67th G.A., 1978 Session, Official Meetings Open to Public.

- I. Complete the Following Before Starting the Meeting
- A. Date agenda was posted for meeting: February 3, 2022
 - B. Date media were emailed agenda: February 3, 2022
 - C. Media who were emailed an agenda: Telegraph Herald; Des Moines Register; KWWL; KCRG; KGAN; Radio Dubuque; Townsquare Media Group; and Chamber of Commerce.
 - D. Board Committee: **Facilities/Support Services Committee**
 - E. Date and Time of Meeting: February 7, 2022 - 4:00 p.m.
 - F. Place of Meeting: The Forum
 - G. Attach agenda to this form. Verify that a copy of the agenda has been filed with the Secretary of the Board and the Administrator holding the Committee meeting. If any of the above data does not comply with the open meeting law, do not begin the meeting.

Board Members present: Kate Parks, Nancy Bradley, Katie Jones, Lisa Wittman, Jim Prochaska, Tami Ryan and Anderson Sainci. District representatives present: Stan Rheingans, Kevin Kelleher, Rick Till, Joe Maloney, Coby Culbertson and Megan Elsinger

Kate Parks called the meeting to order at 4:00 p.m.

Agenda for January 7, 2022

The agenda was approved as submitted.

Review Donation from Boy Scout Troup 69

Jacob Blanchard, Boy Scout, proposed to build twenty-seven PVC displays as part of an Eagle Scout Project. The PVC displays will be donated to Lincoln Elementary School at an estimated cost of \$300.00.

Board 2.14.22

Purchase/Professional Service Contracts

Crayon Software Experts-Professional Service Contract for 36-month Microsoft enrollment for Education services agreement at an estimated cost of \$733,237.89 to be paid in three annual installments of \$244,411.63

Board 2.14.2022

Tyler Technologies, Inc.-Purchase Driver Tablets and Mounts for school busses buying 50 additional, including three years of Tyler Drive Software, and Training at an estimated cost of \$121,525.00. Board 2.14.2022

Update on Current District Projects

Senior High School Additions Renovations Phase 2

Ken Johnson, from Straka-Johnson Architects, updated the committee on the Senior High School Project.

General

- Project is roughly 27% complete
- SJA visits the site daily and meets regularly with B&G to ensure compliance with schedule and Budget, to address any owner concerns.

Area C Addition (Performance PE and Wrestling Room):

- Structure is dried-in for ongoing winter work.

Area B Addition: (Theater Support):

- Fully enclosed and dried in, for ongoing winter work.

Area A Addition:

- Structure is complete, dried in for the winter. The auditorium renovation continues. The current space is full of scaffolding to allow the high work to be completed (catwalks, mechanical, electrical, structural/architectural), after which the floor level work will commence. Balcony tiered seating platforms are framed up.

Project is on schedule and on budget.

Hempstead High School Intercom Replacement

Nick Rettenberger, from Origin Design, updated the committee on the Hempstead Intercom Replacement project.

- Primary parts now expected to ship between April and July.
- CEC cannot get reliable dates due to supply chain issues.
- CEC plans to complete install and commissioning within 2 weeks after parts have been delivered.
- Final closeout documents and payment applications will be held until all work has been approved and completed.

Central Kitchen Mechanical System Replacement

Nick Rettenberger updated the committee on the Central Kitchen Mechanical System Replacement project.

- Project bid on Tuesday, February 8, 2022.
- School District received two bids for Project: Portzen and Tricon.
- A/E estimate = \$985,000.
- Low bid was \$1,419,000.00 from Porzten.
- 2 add alternates for project; Alternate 1 = \$21,500, Alternate 2 = \$3,200.

Origin Design reached out to MEP and Food Service consultants to review bids.

- High bids can be explained by the following:
- Increase material and labor costs across the board.
- Major changes in Bidding phase via Addenda.
- Food service equipment price increased 4-5 times this past year, typical year includes 1-2 increases.

Hempstead High School Kitchen Freezer Replacement

Mark Fassbinder reviewed the bids from February 2nd. Budget was under the bid amounts as a result of supply chain and increased prices in product.

- Project bid on Wednesday, February 2, 2022.
- School District received three bids for Project: Horizon, Portzen, and Tricon.
- FRK estimate = \$300,000.00
- Horizon bid was rejected because it was incomplete.
- Low bid was \$448,000.00 from Tri-Con.

Hoover Elementary School Boiler Replacement

Mark Fassbinder updated the committee on the bids for the project. Recommendation from Fassbinder to just replace the burner on the boiler system at this time. It is a major expense without knowing more about plans for facilities. Fassbinder stated that they will be bringing quotes for the burner in a future meeting.

Solar Study Update

Straka Johnson Architects studied all district buildings to determine reasonable candidates for a solar PV array, to offset demand metering (to reduce electric utility costs)

- 14 of the district buildings have demand metering
- Buildings must use less than 20,000 kWh of Alliant Energy to convert to General Service (from demand metering)
- Kennedy, Audubon, Prescott and Sageville were potential candidates based on proximity to 20,000 kWh

After further study, Audubon and Sageville rose to the top of the candidates for possible pilot project(s)

Size of potential PV Arrays:

- Sageville – 237 panels; also consider a 5-battery array for back-up during low solar energy days
- Audubon – 263 panels; also consider a 10-battery array for back-up during low solar energy days

Battery Backup System (to protect against low solar production periods that might compromise the savings goal):

- Sageville – 5 solar battery arrays, able to offset 67.5 kWh
- Audubon – 10 solar battery arrays (max), able to offset 135 kWh
 - Please note that the battery arrays can be added at any time (doesn't have to be coincident with PV array),

Overall Project Costs (construction costs, design, owner costs, contingency) were estimated at approx.:

- \$235,000 for Sageville without battery backup; \$300,000 for Sageville with battery backup
- \$260,000 for Audubon without battery backup; \$393,000 for Audubon with battery backup

Potential electric utility savings after PV arrays are in place were estimated at:

- \$30,000 per year for Sageville
- \$32,500 per year for Audubon

Therefore, a simple payback projection is:

- Sageville without batteries – 7.9 years; with batteries – 10.2 years
- Audubon without batteries – 6.9 years; with batteries – 10.4 years

Katie Jones asked if there's an ability to 'sell back' overproduction of electricity (to Alliant) in those months where the full production capacity isn't required; unfortunately, Alliant does not support that sort of buy back arrangement. Based on discussions and questions, the Facilities Committee consensus was to pursue a project at Sageville Elementary as recommended by Kevin Kelleher.

Cenergistic Update

Abi Hammann gave an update on her ongoing work with Cenergistic and the district. Looking at boiler operations and interior classroom doors in the district as well as the management of the energy action plan. Abi will give a more extensive update in a future committee meeting.

Superintendent Search

Interviews for new superintendent will be held the evenings of February 7th and 8th.

Soccer Complex Appraisal

Kevin Kelleher recapped the appraisal from Kane Appraisal Services for the soccer complex property. The estimated market value for residential use is \$1,552,000.00 for residential use and \$1,170,000.00 for commercial use.

Review Resolution to Levy Property Tax for FY 2022-2023

This is an annual resolution related to the budget guarantee. The Board will levy property tax for fiscal year 2022-2023 for the regular program budget adjustment as allowed under Section 257.14, Code of Iowa. Board 2.14.2022

Review Resolution Request to SBRC for Funding Related to FY 2022 SWVPP Increased Enrollment

This is a new program that was created to help districts who experienced and increase in statewide voluntary preschool program enrollment in the 2021-2022 school year resulting in the decrease in the 2020-2021 school year in which many parents kept their children home due to the COVID-19 pandemic. The district has been authorized to submit a request for funds related to the increased enrollment for the amount of \$7,227.00.

Review Project Recaps for Physical Plant and Equipment Levy and Secure an Advanced Vision for Educational Funds

Kevin Kelleher reviewed the quarterly reports.

Review Key Financial Targets

Kevin Kelleher reviewed the key financial targets for the district.

Other Items

The next meeting was scheduled for March 7, 2022.

The meeting adjourned 5:02 p.m.

Carolyn Mauss, Secretary
Board of Education