

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 67<sup>th</sup> G.A., 1978 Session, Official Meetings Open to Public.

- I. Complete the Following Before Starting the Meeting
- A. Date agenda was posted for meeting: July 8, 2022
  - B. Date media were emailed agenda: June 8, 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: July 11, 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: Nancy Bradley, Katie Jones, Kate Parks, Lisa Wittman, Jim Prochaska, Tami Ryan, and Anderson Sainci. District representatives present: Kevin Kelleher, Rick Till, Rob Powers, Mark Fassbinder, Amy Hawkins, Brian Kuhle, Ernie Bolibaugh, Joe Moloney and Brenda Duvel.

Lisa Wittman called the meeting to order at 4:00 p.m.

Agenda for July 11, 2022

The agenda was approved as submitted.

Insurance Review

Dan Wellik, The Friedman Group, presented a five-year premium comparison to the committee.

Update on Current District Projects

**Senior High School Additions Renovations Phase 2**

Ken Johnson, from Straka-Johnson architects updated the committee on the Senior Renovations Phase 2 project.  
General

- Project fifty-three percent complete

Area A Addition (Auditorium Entry):

- On schedule for completion prior to January 1, 2023

Scheduled Area A Renovation (Auditorium):

- Stage extension is complete
- Scheduled for completion prior to January 1, 2023

Area B Addition (Theater Support):

- Scheduled for completion prior to the 2022-23 school year

Area B Renovation (B Wing)

- Work is ongoing in most of the rooms on all levels
- Music rooms largely complete in September 22. West social studies classrooms should be complete by end of first semester 22-23 and west science rooms should be complete by start of second semester

Area C Addition (Performance PE and Wrestling Room):

- Finishing inside with completion prior to the start of the 22-23 school year

Area C Renovation (Men's Locker Room):

- Scheduled for completion at the end of September 2022

Area C Renovation (Nora Gym):

- New balcony railings are being installed and prepping for repainting
- On schedule for mid-October 2022 as a finish date-Nora Gym open by mid-September 2022

Project remains on time and on budget

### Review Change Order #3

- Discovery of unexpected existing foundations (much higher than anticipated) and existing wall conditions at the new wrestling room, leading to numerous adjustments – add of \$26,673.74
- Revision of breezeway doors in Area B (Music to Dalzell), reduction of \$14,764.58
- Discovery of existing structural concrete beams at a much different elevation in the auditorium, requiring significant layout changes to maintain ADA accessibility into the auditorium – add of \$25,410.23
- Discovery of existing structural items and unforeseen chases (openings through floors) that required infilling and related work – add of \$22,384.65
- Total for Change Order No. 3 – add of \$59,704.04

### **Hempstead High School Intercom Replacement**

Nick Rettenberger, from Origin Design, updated the committee that there are still two parts that are still outstanding because of supply chain issues. These are an ethernet controller (coming in November) and bluetooth wall plate interface (coming in late August). Once these parts come in, the install will be completed in two weeks.

### **Central Kitchen Mechanical System Replacement.**

Nick Rettenberger, of Origin Design, said that demolition work has been completed in the kitchen. Concrete has been poured and the steel platform will be installed this week. Substantial completion is on track for mid-August.

### **Hempstead High School Kitchen Freezer Replacement**

Rachelle Hines, from FRK Architects and Engineers, updated the committee on the Hempstead High School Kitchen Freezer Replacement. Demo is complete including the existing cooler and freezer. Plumbing, mechanical and electrical rough ins are ongoing. Project is on schedule to be finished by the first week of August.

### Agreement with Origin Design for Various projects

Annual contract renewal for emergency purposes. Board 7.18.22

### Middle School Consolidation Study

Brad Leeper with Invision Architecture, updated the committee on the meetings that will be held on how to best consolidate the district's middle schools. This task force will be gathering information regarding facilities, available land, capacity, enrollment projections along with other information. The results of these meetings will be presented to the board sometime in November.

### Professional Service Agreement with Modus Engineers for Transportation Fuel System Replacement

Modus Engineering, LTD for service agreement to replace transportation fuel system at the Senior High School Campus for the estimated cost of \$49,350.00. Board 7.18.22

### Cenergistic Update

Abbi Hammann, energy specialist from Cenergistic, provided the committee with an update. Work has begun on scheduling for summer school and youth programming. Continuing to work on schedules to minimize demand charges. Hammann stated that she will be working on the EnergyStar certification process for buildings in the district.

### Resolution Regarding Bonds for Officers and Employees

This is an annual resolution accepting endorsement that the district's insurance carrier will indemnify an employee required to give bond for faithful performance of duties required by law. Board 7.18.22

### PPEL and SAVE Reports

Kevin Kelleher presented PPEL and SAVE reports for 2021-2022.

### Adult Meal Price Increase

Kevin Kelleher informed the committee that the adult lunches for the 2022-23 school year will increase to \$4.15 as a result of increased food costs.

### Update on Soccer Complex

Amy Hawkins, Superintendent, introduced the school district's attorney, Ed Henry, with Fuerste, Carew, Juergens & Sudmeier, P.C. Henry was invited to the meeting to help answer any questions regarding the process of selling district property. The Soccer Complex and Fulton Elementary are the two properties that are being considered for sale. The Board agreed that they would seek bids for both properties and those bids would be sent to Ed Henry's law office through a closed-bid process. This would allow the sealed bids to be confidential. Henry's office would then review the bids and present them to the board. It is up to the discretion of the board as to what bids will be accepted. The board asked that there be a motion to approve the sale of each property at the Monday, July 18<sup>th</sup>, Board meeting. It was also discussed that they would give bidders 30 days in which to respond. Board 7.18.22

### Update on Fulton Elementary Building

An appraisal was conducted on the Fulton property and the market value was set at \$890,000.00. The Fulton property will also be sold by the closed bid process through Ed Henry's law office.

### Review Facility Beliefs

This comes before the board annually for review. Facility Decommissioning (see below) was added to the facility beliefs and there were two changes that the committee recommended. Board 7.18.22

### **FACILITY DECOMMISSIONING**

We believe the Dubuque Community School District should:

- Future facility use aligns with district strategic plan priorities and goal areas
- Future facility use serves students and families
- District receives fair compensation for the facility as return on the taxpayer's investment
  - Change **students and families** to **youth, family, and community** in the second bullet point
  - Change **fair** to **reasonable** in the third bullet point

Board member Jim Prochaska wanted it noted that he did not agree with selling the Soccer Complex as a whole and was in favor of selling a portion of it.

The next meeting was scheduled for August 1st, 2022

The meeting adjourned at 5:33 p.m.

Carolyn Mauss, Secretary  
Board of Education