

BALDWIN CITY UNIFIED SCHOOL DISTRICT 348
P.O. Box 67
Baldwin City, KS 66006
BOARD OF EDUCATION
MINUTES OF A SPECIAL BOARD MEETING

District Office
715 Chapel St.
Baldwin City, KS 66006

MONDAY
January 7, 2016
7:00 PM

- A. President Nick Harris called the Board of Education meeting to order at 7:00 p.m. In attendance were Board Members, Nick Harris, Sandy Chapman, Ivan Huntoon, Nikki Tiller, Gregory Kruger and Kelley Bethell-Smith. Chad Christie was absent. Also attending were Superintendent Paul Dorathy and Clerk of the Board, Cory Countryman.

Call to Order by
Board President

- B. Sandy Chapman moved and Ivan Huntoon seconded to approve the agenda. Motion carried with a vote of 6 yes and 0 no.

Approval of Agenda

- C. Chuck James discussed with the Board three major projects that need to be addressed. He stated all three projects are vitally important. He began with the Intermediate Center roof and provided pictures to the Board of water damage to the ceiling and walls. He also provided pictures of damage on the roof. Mr. James stated there is a fear of mold growth and explained once mold becomes a problem, it can be almost impossible to get rid of because it is hard to know exactly where the mold is located. A roof consultant from RoofTech stated it could be possible to refurbish some of the roof. The estimate for a refurbished roof is \$180,000. It would come with a 10-year water-tight warranty. If the roof has to be replaced, the cost would be \$370,000. Infrared testing will determine if the roof needs to be replaced or can be refurbished. This test costs \$3200.

Work Session

Mr. Dorathy explained the history of the roof at the IC. The school was built in 2003 and the roof was not installed correctly. There was never a warranty on the roof. Steve Roberts went back to the installers and the installers compensated the district \$30,000 to make some repairs. Over the holiday break, two ceiling tiles at the IC collapsed because of ice melt. Mr. James stated the IC roof is a priority.

The second project Mr. James discussed was the High School roof and weatherproofing the exterior. He explained that the roof can be retrofit which is cheaper than replacing, and it can be implemented in phases. To retrofit the roof, it would cost \$306,000 and there is a 20-year warranty. Weatherproofing the entire exterior and repairing the roof would be \$350,000. There is an immediate problem of water leaking in the office

and counseling area. It would cost approximately \$10,000 to repair two sections of the roof.

The last project Mr. James discussed was the HVAC system at the High School. It is the most challenging project due to cost. The HVAC system is an inefficient system. A total HVAC replacement would cost \$1.7 million.

The biggest issue with the HVAC system is inadequate air quality in the building. Fresh air is not rotating correctly due to the way the system is controlled. Indoor air quality is poor.

The most important part on the HVAC system is the evaporative condenser. In addition to the condenser, the four compressors running the HVAC system are reaching the end of their lifespan. The cost of replacing one compressor is \$110,000. These compressors would not be utilized with the new HVAC system. If a compressor goes out, the system can operate on two compressors inefficiently until replacement/repairs are complete.

Mr. James discussed maintenance on the compressors and explained checking and replacing oil costs \$7500. \$40,000 has been spent to maintain the HS HVAC system in a 3 ½ year time span.

Mr. James explained the worst-case scenario would be if the evaporative condenser fails. It would be a major expense to fix. The concern with the condenser is the debris and build-up on it. To replace the evaporative condenser, it would cost \$185,000.

Boilers at the High School are also at the 20-25 year mark. There is the possibility of replacing the HVAC system in stages.

Mr. James also explained the ages of buildings and equipment at all of the district schools so the Board can think about a rotation process for major expenses.

The Board asked if a new HVAC system will take care of zoning issues. Mr. James said it would be regulated much better but there would be a little struggle because there is only one system.

Board members were concerned with the air quality and asked to see if there is a way to bring in fresh air. Mr. James will talk to 360 Energy.

Cynde Frick discussed financing with the Board. KSDE seems pretty confident the district will receive QZAB financing. If Capital Outlay is utilized, Dustin, with Piper Jaffrey, stated we could write a lease-purchase with a prepayment clause to pay off the debt at anytime. If there is ever a bond issue down the road, financing could be moved to Bond & Interest.

Mrs. Frick talked about a project budget of \$100,000 and other financial

items including bus rotation, technology and the track/soccer fence. Some of these items will be discussed at the next board meeting.

The Board would like to get more specs on the IC roof. Mr. James is going to check into seeing if there may be a cost break if the IC and part of the HS roof are repaired at the same time.

Nick Harris moved and Sandy Chapman seconded to move forward into reviewing QZAB financing for a bid proposal on the Intermediate Center roof. Motion carried with a vote of 6 yes and 0 no.

Mr. Harris called for a 3 minute break at 8:42 p.m.

Mr. Dorathy discussed with the Board his meeting with school administrators and their idea that the focus of the strategic plan could be "USD 348 graduates will be college/career ready."

Mr. Dorathy explained that the strategic plan would coincide with the School Improvement plans.

The Board discussed the strategic plan including three specific items.

1. Finance – Responsible use of resources
2. Recruitment, retention and development of high quality staff
3. Soft/Transferable skills - Good citizenship, social/emotional skills used in public, at work, etc.

The strategic plan can be measured with school improvement plans.

Mr. Harris requested board members turn in Mr. Dorathy's evaluation by Sunday, January 10.

- D. Ivan Huntoon moved and Sandy Chapman seconded to adjourn the special board meeting. Motion carried with a vote of 6 yes and 0 no. Time: 9:02 p.m.

Adjournment

Approved:



Nick Harris, President
Board Of Education

Attest:



Cory Countryman
Clerk of the Board