

Merrill Area Public Schools

MAPS Mission Statement: Merrill Area Public Schools, in partnership with the Merrill Community and our families, will empower students to be lifelong learners, responsible citizens, and productive community members.

Facilities Committee Meeting

Wednesday - May 8, 2024

3:30 PM

Central Office Board Room

(1111 N Sales Street, Merrill, Wisconsin)

Minutes

- I. Call to Order and Roll Call – Nubs Ashbeck, Kevin Blake, Darryl Frick, Ron Liberty, Shannon Murray, Dr. Kelley Strike and Nick Wszalek

Ron Liberty called the meeting to order at 3:30 p.m.

Present: Nubs Ashbeck, Kevin Blake, Darryl Frick, Ron Liberty, Shannon Murray, Dr. Kelley Strike and Nick Wszalek

- II. Public Comments to the Committee / General Subject Matter Discussion

NOTE: The Committee shall schedule five minutes at the beginning of each regular meeting for members of the public to speak. Speakers will be allotted two minutes to address the Board. If you have a large group, please designate one representative to speak. Committee members may ask clarifying questions during the comment section, but will usually postpone further discussion and/or action until further public input.

There were no comments.

- III. [Approval of January 3, 2024 Facilities Committee Minutes](#)

Motion by Kevin Blake, second by Shannon Murray to approve the January 3, 2024 Facilities Committee Minutes. Motion carried with Nick Wszalek abstaining from the vote.

- IV. School Forest Advisory Committee Minutes

- A. [January 15, 2024 School Forest Advisory Committee Minutes](#)

School Forest aide position is posted, interviews will be conducted shortly.

Motion by Shannon Murray, second by Kevin Blake to approve the January 15, 2024 School Forest Advisory Committee Minutes. Motion carried with Nick Wszalek abstaining from the vote.

V. Director of Buildings & Grounds Transition/Project Update - Informational Only

Going through all the projects and understanding steps.

Shannon Murray stated that Nick Wszalek has hired new staff, still learning topic sheets and everything so far is going great.

VI. Role/Function of Facilities Committee - Discussion Only

Shannon Murray discussed items at the Facility Committee Meeting that will all be discussed tonight at the HR Finance Meeting. Due to overlap between meetings, how should we continue going forward?

Dr Kelley Strike stated that due to the amount of spending, there is an impact on the budget where items possibly go to the HR Finance Committee. Rather than repeat, they will discuss detail in the Facility Committee Meeting and more finance in the HR Finance Committee Meeting.

Nubs Ashbeck explained that in the County Committee Meetings it is the same. Goes from one committee to another for approval.

Kevin Blake stated that since the meetings are now on the same night, the topics are clear and continuing. More specific of a meeting where HR finance is the dollars.

Ron Liberty said we should keep the change for the same date of the Facility Committee Meeting and HR Finance Committee Meeting. At least give it a try and see how it goes. We can always change it back to how it was.

Nick Wszalek asked how we would eliminate items if it does not pass in the Facility Committee Meeting to not bring it to the HR Finance Meeting?

Dr Kelley Strike stated that the agendas are already out and we will just state that if that happened.

VII. Elevator Repair at Merrill High School

Please see the attached [option 1](#) and [option 2](#) from Otis Service and Repair.

Nick Wszalek explained that the elevator has had a lot of issues recently. We received a call where there was smoke and issues happening. Otis came to look at the elevator repair. They gave us two repair options of what we can do. The more expensive option (option #2) we will fix the issues so it will not cost more money in the long run. Right now the elevator is shut down and not usable. Timeframe, they could work on it within a couple weeks, when school was done. All the oil in the elevator will need to be replaced. Unit and valve would cost \$38,000. The elevator was just inspected and was in good shape minus the phone system.

Shannon Murray stated that right now four students on crutches are not able to get upstairs.

Nubs Ashbeck asked what the expected lifetime of an elevator is. Darryl Frick stated that in 1998 remodel is when this elevator was put in. Nubs asked if there was still warranty on the elevator, which there is not. Nick Wszalek stated that mechanical is not very long for warranty.

Motion by Nubs Ashbeck, second by Kevin Blake to approve the repair of the High School elevator Option #2 for \$38,000 to be forwarded to the full board for approval. Motion carried.

VIII. School Parking Lot Repairs

Please see the attached [information](#) from Nick Wszalek.

Nick Wszalek explained that Darryl Frick worked with Jason Lemmer from the County Garage who recommended spray patching. With the condition they are in now, if we go with this route we will get more life out of it. It would be wise to do it this way depending on our buildings due to the transitions. There is an issue with the PRMS. The city is willing to work with us for this problem. Possibly an old storm water line where this issue is occurring.

Shannon Murray stated that with Nick Wszalek's connections with the city/county to utilize items for our repairs and find savings. We utilized the lift with roofing. Nick wants to keep that relationship with the city/county.

Motion by Nubs Ashbeck, second by Kevin Blake to approve the School Parking Lot Repairs that does not exceed \$20,000 to be forwarded to the full board for approval. Motion carried.

IX. High School Roof Repair

Please see the attached [topic summary sheet](#) from Nick Wszalek.

The committee will discuss which quote they would recommend.

Darryl Frick stated that the High School Commons roof is letting loose and waving. We will need to repair or replace the whole thing. Repairing is very expensive and you might get a five year window where replacing it will be more cost effective. Nick Wszalek talked to Home Installation and they took on more projects so they would not be able to complete the project this year whereas Quality Roofing can get it done this year.

Darryl Frick said we possibly have five years left in the membrane and the water is ponding due to not enough saddles. Contractors said the membrane is not in terrible condition, but with water sitting could cause issues.

Kevin Blake asked if we could possibly use fund 46 for this expense?

Dr Kelley Strike mentioned that with \$100,000 remaining in the budget. Would not recommend using fund 46.

Nick Wszalek and Darryl Frick met with an insurance representative and the representative was impressed with our roofs. Possibly move this project to a further date to make sure we do it correctly. Quality Roof said he doesn't think we will have a major catastrophe in the upcoming few years. That is the only roof with the cement caps. That would be updated and putting the metal cap on top and fixing that like all our other schools.

Dr Kelley Strike said we can absorb that through this year's budget. Can't keep putting projects down the road as that money will be needed at different projects.

Motion by Ron Liberty, second by Nubs Ashbeck to approve the Roof Repair at the High School to be forwarded to the full board for approval. Motion carried.

X. Carpeting at Prairie River Middle School

Please see the attached [information](#) from Nick Wszalek.

Nick Wszalek stated that in certain areas he can't guarantee that there isn't asbestos. If we start ripping carpet and pop a tile, we will need to get the asbestos out. We will need to do core samples in certain areas to possibly not run into any asbestos issues. Possibly four rooms that have tiles underneath the existing carpet. Mark from Central Carpet came himself. We will need to do more looking in those specific areas to not run into any asbestos issues. Could cost up to tens of thousands depending if asbestos is found.

Shannon Murray stated if we approve the bid as it sits, if we hit asbestos, we need to stop. We probably went over the top of the asbestos years back.

Motion by Kevin Blake, second by Nubs Ashbeck to approve the Carpeting at Prairie River Middle School by Central Carpeting not to exceed \$53,538.00 to be forwarded to the full board for approval. Motion carried.

XI. Concrete Repairs Across the District

Please see the attached [topic summary sheet](#) from Nick Wszalek.

Darryl Frick went around to all the buildings besides Jefferson School. He looked at all the problem areas that need to be repaired. We have used Krall's in the past and are great at completing the work.

Shannon Murray stated we need more bids due to the dollar amount and following the correct process.

Kevin Blake said to call and possibly get turned down and that you tried for the bids or documentation.

Shannon Murray said to reach out to get more bids.

Motion by Kevin Blake, second by Nubs Ashbeck to approve the Concrete Repairs Across the District by Krall's Masonry Contractors to be forwarded to the full board for approval. Motion carried.

XII. Facilities Update - Jefferson

Phase 1 for possibly moving PRSYL into Jefferson. Shannon Murray, Nick Wszalek and Ryan Martinovici did a walk around to see what we needed to do. Shannon Murray said we will also review people that inquired about the facility. We will do math and come back to determine what we need to do with that property.

XIII. School Forest Landscaping Donation

Please see the attached [topic summary sheet and information](#) from Nick Wszalek. Due to the fact that this donation is over the \$2,500 limit set in Policy 7230, this donation must come to the Board separately for approval.

I recommend a motion to forward to the full Board the approval of the donation of funds from Friends of the Evjue School Forest valued at \$3,300 for the Merrill School Forest landscaping by the pond shelter building.

Donation received for landscaping at the School Forest.

Motion by Nubs Ashbeck, second by Kevin Blake to approve the School Forest Landscaping Donation to be forwarded to the full board for approval. Motion carried.

XIV. Items for Next Meeting and Next Meeting Date

A. September 11, 2024

XV. Adjournment

Motion by Nubs Ashbeck, second by Kevin Blake to adjourn. Motion carried unanimously.

Meeting adjourned at 4:15 p.m.