



**Eden Valley - Watkins Public Schools Task Force Meeting Notes
06/06/18**

Facilitators:

Preston Euerle – RA Morton

Jim Wilson – Wendel

Mark Messman – Superintendent EVW Schools

1. Introductions:

Mark introduced Preston and Jim and then asked guests to introduce themselves.

2. High School Tour:

Preston and Jim led a tour of the high school 1927 building. The purpose of the tour was to get a visual of existing conditions prior to reviewing a proposed option plan:

- a. Floor elevation changes.
- b. Flow of students in and around the cafeteria and to the art/FACS wing.
- c. Conditions of wall plaster.
- d. Conditions/Accessibility of bathrooms.
- e. Review existing stage area for possibility of converting into two-level flex space areas.

3. Review of Concept Plan – Jim presented concept ideas for each of the Districts building.

- a. Eden Valley Elementary School – Areas of focus.
 - a. Replace door/frame/hardware at door #10.
 - b. Replace interior classroom doors/hardware.
 - c. Upgrade bathrooms to comply with ADA.
 - d. Replace 1978 roof.
 - e. Replace sinks and countertops in classrooms.



- f. Addition for entry/admin security and toilets.
 - g. Remodel admin office.
 - h. Replace 1978 electrical panels.
 - i. Replace HVAC units and ductwork.
 - j. Add bus drive lane and student drop off. The drive lane was shown as an easement to the east residential property line.
 - k. Repave parking lots.
 - l. Add playground asphalt surface and green space. The green space was shown on city property.
 - m. Anticipated Budget \$5.4M
 - o Site \$1.2M
 - o Mechanical / Electrical \$2.2M
 - o Maintenance \$645K
 - o Addition / Remodel \$1.4M
- b. Watkins Elementary – Areas of focus.
- a. Replace interior classroom doors/hardware.
 - b. Upgrade locker room showers to comply with ADA.
 - c. Addition for entry/admin security and staff spaces.
 - d. Remodel admin office.
 - e. Replace HVAC units in classrooms and ceilings/lights.
 - f. Install fire sprinkler system throughout building.
 - g. Replace kitchen cabinets to comply with code.
 - h. Replace unit heater in storage.
 - i. Add sound attenuation in gym.
 - j. Replaced stoop at boiler room door.
 - k. Anticipated Budget \$1.4M
 - o Mechanical / Electrical \$476K
 - o Maintenance \$107K
 - o Addition / Remodel \$796K



c. High School – Areas of focus.

- a. Replace paving at receiving/district office.
- b. Replace doors/frames/hardware at doors 7, 8 and 12
- c. Tuckpointing – upper portions of 1927 building.
- d. Plaster patching in 1927 hallways.
- e. Lighting replacement in 1927.
- f. Plumbing pipe replacement in 1927.
- g. Correct roof drain discharge onto sidewalk at weight room wall.
- h. Correct drainage at south rain garden.
- i. Roof replacement.
- j. HVAC replacement and add cooling.
- k. 1927 remodel for flex/multipurpose spaces.
- l. Anticipated Budget \$3.5M
 - o Site \$36K
 - o Mechanical / Electrical \$1.6M
 - o Maintenance \$452K
 - o Remodeling \$1.5M

d. Activities Field. A task force member asked if a plan and budget was developed for the football field. A concept was developed as a potential 2nd question. Area of focus.

- a. Site placed on city owned property.
- b. Football field only.
- c. Install pavement over existing track for phy ed, training and community use.
- d. Team rooms and concessions addition.
- e. Anticipated budget \$1.9M

4. Group Views of Concept Plan and Budget

- a. Eden Valley Elementary School
 - a. The areas of focus covered the primary needs.



- b. The bus drop off area would separate students riding the bus from parents/cars drop off area. Especially students coming from Watkins that change buses.
 - c. There would likely be a revised policy that parents wait in their cars for kids or would wait in the vestibule.
 - d. A question was asked to confirm the size of the nurses room.
 - b. Watkins Elementary School
 - a. The areas of focus covered the primary needs.
 - b. It is yet to be determined if a staff person would be at the reception area or if there would be a buzzer system to let visitors pass through the secure entry.
 - c. High School
 - a. The areas of focus covered the primary needs.
 - b. The remodeling of existing space to accommodate flexible/multipurpose space is needed. Administration stated that programming of these spaces would be in-line with learning objectives for students.
 - c. Accessibility to the various floor levels was accomplished through ramping of hallways. Is there a way to reduce the amount of hallways?
 - d. More flexible space could be created by adding openings or windows in spaces leading to the elevator.
5. General Comments and Questions – homework for next meeting.
- a. How viable is it to keep 3 buildings open? Watkins is the smallest building – could those students be moved to Eden Valley Elementary? What are the operating expenses?
 - b. What is the enrollment projection? Mark stated that enrollment is stable.



- c. How can the concept of flexible/multipurpose space be incorporated into the other buildings.
- d. What bonds are expiring? Is it possible to refinance the existing bonds?
- e. Can the presented project list be divided into separate questions?
- f. What is the cost of adding classrooms at Eden Valley Elementary to accommodate the kids from Watkins?
- g. What is the cost to build a new 7-12 building?
- h. What is the cost to build a new PK-12 building?

6. Referendum Timing.

- June – Provide options and budgets for task force and Board review
- July – Board action on plan
- August – MDE review and comment submittal
- Sept. – Oct. Public comment/meetings, etc...
- November 6, 2018 – General Election