

Buildings and Grounds Committee Meeting Minutes

Date: Monday, October 7, 2024

Time: 5:00 - 6:00 PM

Location: District Office Conference Room

In Attendance:

- Larry Dake
- Andrew Burlingame
- Mark Williams (C.T. Male Associates)
- Gene Hulbert (Hulbert Engineering)
- Zach McFadden (Hulbert Engineering)
- Steve Thesier (Arcadis)
- Tim Slocum (Chairperson)
- Shaun Boorom
- Jim Penwell
- Nick Cortese (Coughlin & Gerhart)

1. Call to Order

- The meeting was called to order at 5:02 PM by Chairperson Tim Slocum.
- Motion by Shaun Boorom to begin the meeting.

2. Welcome and Introductions

- Introductions of all attendees.

3. Review of Subsurface Investigation Report - Warehouse 14

- **Presenter:** Mark Williams, C.T. Male Associates
- Mark provided background on the subsurface investigation, discussing the scope of work, previous environmental assessments, and remediation efforts in the early 2000s.
- He reviewed a map indicating the former uses of specific areas, including the leach field, incinerator, firefighter training area, and burn/dump areas.
- The investigation added PFAS testing to address prevalent concerns in groundwater, though no groundwater was available for sampling.
- Due to mercury being a contaminant listed in the deed, all 21 bore holes were analyzed for mercury.
 - **Results:**
 - Most tested contaminants were below detection limits.
 - A few contaminants exceeded strict standards, including one mercury sample outside Warehouse 14 that surpassed the highest standard.
 - Mark outlined three potential actions regarding the mercury sample if the district proceeds with the purchase, including:
 - **Alternative 1:** Site enclosure and annual monitoring

- **Alternative 2:** Capping and containment
- **Alternative 3:** Excavation with off-site disposal

4. Discussion of Facility Conditions and Costs

- Given the positive findings, discussion turned to other factors impacting the warehouse acquisition.
- **Facility Condition Concerns:**
 - The building is outdated, with significant repairs needed, particularly a roof repair/replacement estimated at approximately \$2 million.
 - The 200,000-square-foot building comprises five 40,000-square-foot sections but currently lacks electricity, water, sewer, and a functional sprinkler system.
- **Financial Implications:**
 - Costs associated with the building would not qualify for building aid, potentially impacting the tax levy if maintenance is required.
- **Rationale for Acquisition:**
 - **Primary Reason:** To control campus traffic that could be directed through the district if the depot site were sold to an external party.
 - **Secondary Reason:** To secure storage for athletic and facilities equipment.

5. Additional Considerations

- Committee members discussed whether traffic control alone justified long-term maintenance costs.
- Other options were proposed:
 - **Demolition:** Partial or full demolition of the building. 2018 budget numbers for demolition was approximately \$700,000.
 - **Alternative Storage Solutions:** Leasing a storage facility or purchasing additional on-campus storage containers.
- **Action Item:** The district will investigate budget estimates for demolition of all or a portion of the existing warehouse, a new building if total demolition, and leasing or additional storage containers.

6. Legal and Easement Concerns

- Nick Cortese (Coughlin & Gerhart) requested information on potential transfer deed language.
- Discussion of a current deed easement allowing campus access raised concerns; if the easement cannot be renegotiated, the acquisition may not be viable.

7. Adjournment

- Meeting adjourned at 6:50 PM.