

Ludington Board of Education
Public Meeting Notice

Please Post

Mission: The Ludington Area School District, in partnership with parents and community, will educate and empower students to adapt and succeed in their future.

Electronic/ Virtual Meeting: Building & Site Committee

Date: June 19, 2020

Time: 7:00 a.m.

Place: Ludington Area School District Administration Office
809 East Tinkham Avenue, Ludington, Michigan

- 1) CALL TO ORDER & ROLL CALL
 Mike Nagle Bret Autrey Stephanie Reed
- 2) CITIZEN PARTICIPATION
- 3) AGENDA MODIFICATION
- 4) DISCUSSION ITEMS
 - a) Review Owner, Architect, Construction Team Meeting Notes
 - b) Architectural Field Report on Elementary School Project
 - c) Budget Status Detail Report for Elementary School Project
 - d) Donald C. Baldwin Pool Estimate Update
 - e) School Building Appraisals and Developing a Plan
 - f) Building Commissioning Request for Proposal
 - g) Updates from Other Committees
- 5) OTHER ITEMS OF BUSINESS AND ANNOUNCEMENTS
- 6) ADJOURNMENT

This is a meeting of the Board of Education in public for the purpose of conducting the School District's business and is not to be considered a public community meeting. Official minutes of the Ludington Board of Education are available for public inspection during normal business hours at the Board of Education's Central Business Office, 809 E. Tinkham Avenue, Ludington, Michigan, 231-845-7303. The Ludington Area School District is an equal opportunity employer and provider. If you are an individual with a disability who is in need of special accommodations to attend or participate in a public meeting please contact Superintendent Jason J. Kennedy at 231-845-7303 at least 24 hours prior to the meeting or as soon as possible.

Memorandum - Office of the Superintendent

To: Board of Education
FROM: Jason Kennedy, Superintendent
RE: Building & Site Committee Meeting ~ Agenda Notes

Meeting Notice and Meeting Access Information:

This notice is given and published pursuant to Executive Order 2020-75 issued by Gretchen Whitmer, Governor of the State of Michigan.

The Personnel/Policy Committee of the Board of Education for Ludington Area School District will meet on Friday, June 19, 2020 at 7:00 am for its monthly meeting as a virtual meeting (online and/or by phone) to protect the health, safety, and welfare of the citizens of Ludington Area School District from Coronavirus/COVID-19, pursuant to law and Executive Order issued by Governor Gretchen Whitmer. Public comment will be handled using the participant controls of the Google Meet platform. These will be discussed at the start of the meeting. If you are listening by telephone only, you will be called upon by the host during the time for public participation in the meeting.

To comply with the Americans with Disabilities Act (ADA), any citizen requesting accommodation to attend this meeting and/or to obtain this notice in an alternative format, should contact Superintendent Jason Kennedy, Ludington Area School District at (231) 845-7303 at least twenty-four (24) hours prior to this meeting.

Google Meet Instructions for Participants

To join the conference by telephone:

1. On your phone, dial the teleconferencing number provided below:
 - Phone number: (US) +1 413-341-4671
2. Enter the meeting pin number below when prompted using your touch-tone (DTMF) keypad: Pin number: 211 528 798#

Before the meeting:

1. You will need a computer, tablet, or smartphone with speakers or headphones. You will have the opportunity to check your audio immediately upon joining the meeting.

To join the meeting via video conference or technology device:

1. At the start time of the meeting, click on the link below to join via computer. You may be instructed to download the Google Meet application.

Meeting Link: meet.google.com/iyb-ctqr-yik

CITIZEN PARTICIPATION

Review Board Policy 0167.3: Public Participation at Board Meetings

The Board of Education recognizes the value of public comment on educational issues and the importance of allowing members of the public to express themselves on District matters.

To permit fair and orderly public expression, the Board shall provide a period for public participation at every regular meeting of the Board and publish rules to govern such participation in Board meetings. The rules shall be administered and enforced by the presiding officer of the meeting.

The presiding officer shall be guided by the following rules:

- A. Public participation shall be permitted as indicated on the order of business, or at the discretion of the presiding officer.
- B. Participants must be recognized by the presiding officer and will be requested to preface their comments by an announcement of their name, address, and group affiliation, if and when appropriate.
- C. Each statement made by a participant shall be limited to three (3) minutes duration.
- D. No participant may speak more than once.
- E. Participants shall direct all comments to the Board and not to staff or other participants.
- F. The presiding officer may:
 1. interrupt, warn, or terminate a participant's statement when the statement is too lengthy, personally directed, abusive, obscene, or irrelevant;
 2. request any individual to leave the meeting when that person does not observe reasonable decorum;
 3. request the assistance of law enforcement officers in the removal of a disorderly person when that person's conduct interferes with the orderly progress of the meeting;
 4. call for a recess or an adjournment to another time when the lack of public decorum so interferes with the orderly conduct of the meeting as to warrant such action;
 5. waive these rules with the approval of the Board when necessary for the protection of privacy or the administration of the Board's business.
- G. The portion of the meeting during which the participation of the public is invited shall be limited to thirty (30) minutes, but the timeframe will be extended, if necessary, so that no one's right to address the Board will be denied.
- H. Tape or video recordings are permitted. The person operating the recorder should contact the Superintendent prior to the Board meeting to review possible placement of the equipment, and agrees to abide by the following conditions:
 1. No obstructions are created between the Board and the audience.
 2. No interviews are conducted in the meeting room while the Board is in session.
 3. No commentary, adjustment of equipment, or positioning of operators is made that would distract either the Board or members of the audience while the Board is in session.
- I. Each Board agenda will include the following statement, "Public participation shall be permitted only as indicated on the order of business."

Revised: January 21, 2019

Legal: M.C.L.A. 15.263(4)(5)(6), 380.1808

DISCUSSION ITEMS

Review Owner, Architect, Construction Team Meeting Notes

We will review the most recent owner, architect, and construction team meeting notes for the elementary school project as a way to continue to keep the building and site committee apprised of the work and progress at the elementary school project site.

Architectural Field Report on Elementary School Project

We will review the Architectural Field Report on the Elementary School Project that was completed by Jon DenOuden from GMB Architecture + Engineering, dated June 11, 2020. Jon is a construction administrator with GMB Architecture + Engineering. He was formerly a construction superintendent with the Wolverine Construction Group, and his role is to provide construction management oversight as an employee of the architect to ensure that the project is being constructed according to the architectural design, as specified. This is another layer of oversight to ensure that the project is moving forward and according to design specifications.

Budget Status Detail Report for Elementary School Project

We will review the budget status report for the elementary school project that has been provided to the District by the Christman Company for the month ending May 31, 2020.

Donald C. Baldwin Pool Estimate Update

We will discuss the pool repair estimates that were received from the trade contractors by the Christman Company. We will also discuss the timeline pertaining to bond related pool repairs. It was our hope that we would be able to complete the pool repairs and upgrades prior to swimming season starting back up in the fall. However, after the statewide shutdown, suppliers have been unwilling to commit to any sort of delivery dates. This made it difficult to finalize the project budget. Thus, it is highly unlikely that we will fit these repairs and upgrades in this year, unless the pool is closed for a significant period of time this fall.

The anticipated pool upgrades and repairs were approximately \$600,000, as outlined below:

Mechanical: \$490,000

Electrical: \$30,000

Architectural: \$30,000

Design/Budget Contingency: \$50,000

It is important to understand that the estimate above does not encompass all of the bond related work that was scheduled to be completed at the pool. This estimate would address many of the mechanical issues that we continue to deal with in order to keep the pool operational.

School Building Appraisals and Developing a Plan

As discussed at the May 18, 2020 Board of Education meeting, the District has received the appraisals of Foster School, Lakeview Elementary School, and Pere Marquette Early Childhood Center. The appraisals were conducted by Northern Michigan Real Estate Consultants, and was based on market value being defined in the Agencies' appraisal regulations as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming

the price is not affected by undue stimulus. The table below outlines a brief summary of the appraisal for each building:

Building	Highest and Best Use	Conclusion of Market Value	Estimated Marketing Time
Foster	<u>If vacant</u> : Hold for future development <u>As improved</u> : Use of existing building for neighborhood compatible purpose	\$220,000	12 months or less
Lakeview	<u>If vacant</u> : Hold for future development <u>As improved</u> : Use of existing building for neighborhood compatible purpose	\$165,000	12 months or less
Pere Marquette	<u>If vacant</u> : Hold for future development <u>As improved</u> : Use of existing building for neighborhood compatible purpose	\$100,000	12 months or less

We will discuss the development of a plan to market each of the properties or seek alternative use for each building and/or property.

Building Commissioning Request for Proposal

As discussed at the May 2020, Building and Site Committee meeting, the Christman Company is developing a Request for Proposal to seek pricing information from companies qualified to complete the commissioning of the new elementary school building.

Updates from Other Committees

We will review updates from each of the other committees in preparation for the Board meeting on June 22, 2020.