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Cavalier Public School Possible Addition and Renovation

Date: 2/20/19

Project: Cavalier Public School Potential Addition and Renovation

Project Number: 18-055

Location: Cavalier, ND

Attendees: Kasey Allen, Todd Blixt, Jim Perras, Jeff Manley, Mike Barsness, Sarah Gunderson, Kevin Kernosky, Brady Laxdal, Barb Ratchenski, Bill Crosby, David Hartz, Robby Kemp, Shane Werner, JoDee Dungan, Matt Ford, Sandy Laxdal, Chris Burgess, Justin Krieg

Purpose: Community Committee Meeting #4

Reported By: Kasey Allen

Attachments: None

Discussion Items

1. Jim – Capital Maintenance Discussion
 - a. 10-year capital maintenance plan
 - i. Everyone should have a summary
 - b. Designed to give you a high-level look of the projected costs to maintain the facility
 - c. CCC takes a first pass at the things they think should be a priority
 - d. 1937 building – a lot of systems in that building that are reaching the end of their life
2. Mike Barsness
 - a. The bulk of facilities are very well maintained
 - b. Big rock items
 - i. Roofing
 1. Because of weather, haven't been able to do an in depth look yet
 - ii. Regular finishes
 1. Flooring, ceiling, paint
 - iii. Finishing the fire sprinkler system
 1. Getting the rest of the school covered
 2. Upgraded fire alarm system
 - iv. 1955 building
 1. In need of a new air handling system
 2. Cooling systems
 3. Ventilation
 - a. Hallways too
 - v. Parking lots
 1. Bus drive area
 2. Pick up and drop off circulation
 - vi. LED light fixtures
 1. Next 10 years
 2. Quick payback in energy savings so it is worth considering, but not necessary right now
 - c. Other smaller items but not a whole lot
 - d. Summary of 1937 building
 - i. Everything seems to be at the end of its life
 1. Active leaking in roofing
 2. Window systems
 3. Walls
 4. Piping
 5. Electrical systems
 6. Accessibility/ADA accessibility
 - a. No ADA right now

- 7. Fire code issues
 - ii. This kind of work is typically phased
 - iii. Replace all except steel, concrete, and brick
 - e. Decide to renovate Scenario
 - i. Additional costs to renovation is that we would change functionality of building
 - 1. Take center stairway out and add two on north and side end
 - 2. Cap maintenance would just add an elevator and work through the rest
 - ii. How do we phase renovation to keep school in session without temporary classrooms?
 - 1. That work probably can't be all done in one summer
- 3. New Floor Plans – Todd Blixt
 - a. Took feedback from last time and made a few new plans
 - b. One of them is renovating the old building
 - c. Option #7
 - i. First thing was locker rooms
 - ii. Could move weight room to where women's locker room is
 - 1. Add ventilation
 - iii. Renovate two locker rooms and add another
 - iv. Could section them off for home and visitor
 - v. Currently the only way to get from music room to other side is to cut through the gym or stage
 - 1. With new locker rooms, could add corridor to make that easier
 - vi. Taking down 1937 building
 - 1. Put commons area where old building was – front entrance combined with current
 - a. Phased appropriately
 - vii. Need for separate elementary pick up and drop off
 - viii. Elementary lounge
 - ix. Room for expanding grade school classes
 - x. High school functions would go into new addition
 - 1. Either an L shape or straight
 - a. Pretty much the same, one just has a bit more flex space
 - xi. Handicap accessible ramp between music and shop
 - xii. Nice thing about this plan
 - 1. Wouldn't have to relocate _____
 - 2. Easier to construct because of current materials and infrastructure (unlike 8)
 - d. Option #8
 - i. Like 7 because of new locker rooms and weight room option
 - ii. Major difference is everything is connected
 - 1. Big commons to front entrance off elementary
 - iii. Like that it connects things and fills in the school
 - iv. Would have to relocate facilities
 - v. Would lose windows
 - vi. Difficult and costlier to construct
 - 1. Possible
 - vii. Navigation issues
 - viii. Like it but there are a few more drawbacks
 - ix. Question
 - 1. Library flex space: exterior walls become interior walls?
 - a. Sometimes do that but...
 - b. Not sure because not sure if like the look of exterior walls
 - c. There are a lot of different options
 - x. Maybe not as flexible for future expansion
 - e. Option #9
 - i. Same as far as weight rooms, locker rooms
 - ii. Maybe an addition off elementary?
 - iii. Renovating 1937
 - iv. Corridor out to east to make one full stairwell
 - v. Fire escape would have to go
 - 1. Put another stair where custodial storage is
 - vi. Get rid of center stair and add elevator
 - 1. Didn't have to mess with structure
 - a. More cost effective

- vii. Only thing is no main entrance from east side
- viii. Tricky thing with this option
 - 1. Capital maintenance and renovation make it expensive
- f. Jim
 - i. \$2.5 million for capital maintenance
 - ii. Building code
 - 1. Fire sprinkler and fire alarm
 - iii. Assuming will have to do something no matter which option is chosen
Sometimes renovation is chosen because of sentimental meaning
 - 1. This group doesn't seem to have that issue
- g. Thoughts?
 - i. Make front of school look more appealing and more functional
 - ii. Roof of 1937 – Facilities Manager
 - 1. Only way to do it right is to rip whole thing off and open it up
 - iii. Don't think it is an option to save 1937 building
 - 1. Cost of renovation + capital maintenance doesn't make sense
 - 2. If replace, avoid capital maintenance
 - iv. Option 7 is popular
 - 1. Make commons space bigger?
 - v. Where would a potential new gym go in the future? – gets attached to the West off the new addition or East side
 - vi. What kind of flooring in commons space and how high would the ceilings be? - Depends on main use
 - 1. Probably VCT
 - 2. Indoor recess and other community functions
 - 3. Take pressure off gym
 - vii. Thoughts on relocating weight room?
 - 1. Like the idea
 - viii. Is it a problem having boys and girls locker rooms next to each other? - Not usually
 - ix. Short a computer room
 - x. Plan around generator
 - xi. More space for indoor recess/activity space
 - xii. Plan for new future gym now
 - xiii. Add more round/curve
- h. Consensus on option
 - i. #7 with larger commons
 - ii. Keep west side straight
- i. Tax Sheet
 - i. What if went to the \$10mm limit vs the high-end option?
 - 1. Seems doable
 - ii. Tax tolerance?
 - 1. No gym

Coordination / Action Items

- Show plans with flex space from other schools ICON has done
- Organize some tours?
 - Northwood?
 - Sacred Heart?
 - East Grand Forks?
 - Central Cass?
- ICON dial in on parking more

Milestone Dates

List all dates / deadlines.