



An Environmentally Integrated K-8 A+ Charter School
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"The First LEED Platinum Public
School in the Nation"



**Learning Gate Board Directors
Board of Directors Emergency Meeting
Tuesday, August 15th, 2017**

Board Members Present: Christina Goldstein, Stan Kroh, Debbi Stone, Jennifer Wolgemuth, John Zdanowicz.

Board members absent: Jennifer Collins, Christina Faudel, Jamie Meyer, Karen Ramlackhan

Staff in attendance: Michelle Mason, Danny Pass, Kelly Pratt, Amanda Winter, Adam Wolford, Linda Fuerst, Kim Bull

Parent Liaison: Nicole Rametta

Meeting called to order at 5:04 PM by Debbi Stone, Chairperson.

- Debbi introduced the agenda (air conditioning issues) and the board members introduced themselves.

Current Status (Michelle)

- Airmasters (AC repair) visited yesterday morning and discovered a broken part in the system that will need to be ordered from Texas. It will take up to two weeks to arrive.
- Many parents have jumped into to help out and provide possible additional solutions.
- We are currently exploring long term solutions. The part will only provide a short term fix. There is only one company that can work on the system, which delays the process.

Q&A with parents in attendance and discussion:

- Parent: this problem has been ongoing for years. Why can't we have a contract to fix it?
- Danny (maintenance): the temperature in the rooms is currently 73° F.
- Stan: the system was designed 8-10 years ago to meet LEED certifications. Now the Board is trying to maintain the system with a very tight budget. This was discussed at many Board meetings. Last year, supplemental units were discussed. This is a \$100,000 decision.
- John: Installed thermometers in every room to monitor temperatures throughout the day.
- Parent: if the temperature is 73° F, why are we here?
- Danny: when the doors are opened, the temperature fluctuates.
- Debbi: To clarify why we are meeting now, all meetings must be notified 24 hours in advance. We wanted parents present to discuss the issue, get the facts, and share them with parents who are not in attendance. Repairing the AC may result in the loss of our Platinum LEED certification, which may concern some parents.

- Stan: Last year we put in portable units. The units had been turned off overnight. Now, they are turned on, and we have been performing spot checks. The LEED certification is important to the community, and we shouldn't change it without community input.
- Parent: The temperature issues were resolved overnight, but are some classes warmer than others? How can this be resolved?
- Michelle: the 4th grade classrooms are on a different system and are not as bad, but we are discussing 3rd and 4th grade classrooms because both are still too warm. Both systems are the same type.
- Parent: the lower temperature readings are due to the sensor placement and may not reflect the temperature of the classroom itself. These units are the Cadillac of AC systems. They are more commonly used for pharmaceutical and industrial applications. Can we install other, less expensive options that preserve our LEED certifications? These units are struggling to maintain the temperatures while the doors are constantly being opened and closed. I am working with other parents with engineering backgrounds to explore other options. The current units are very expensive to maintain. They are dedicated outside air units, meaning they take outdoor air and cool it. Most buildings recirculate 80% of the air and only use 20% outside air.
- Debbi: Platinum LEED certification is the highest level. It may not matter if we lose the Platinum as long as we are at some level of LEED certification. From a financial perspective, we may need to lose our Platinum certification.
- Stan: The buildings we have are designed to work with these particular AC units, and it will be difficult and probably expensive to retrofit a different type of system.
- Parent: There are limitations to what can be done because of the outside air/return supply systems.
- Parent: Is the problem financial, or is it about the LEED certification?
- Debbi: It is mostly a financial problem. The Foundation needs to be involved.
- Parent: We can fundraise if we are aware of issues that need funding.
- Parent: Can we speed up the shipping?
- Michelle: I will discuss expedited shipping with our AC repair company. I feel responsible not just for the kids, but for the whole school, and would never do anything that puts the children in danger. I was given snapshots of communications between parents, and would like more conversation. We are not trying to hide anything. Please bring me all of your concerns. That is how we get a community feel. Safety is always more important than the LEED certification. Lots of work is going on behind the scenes. We are just not sure yet what will work. We need to do fundraising. Michelle and the committees will be more specific about how much is needed. Michelle is open to any short term suggestions. Aftercare and room changes have been made to shift kids into cooler areas during the hotter parts of the day.
- Parent: Thank you for the communication. It helps foster the spirit to overcome challenges and shifts focus away from emotion.
- Debbi: People are encouraged to go to Michelle with questions and concerns before going to the Board, as it is helpful to have one voice responding to issues. The LEED certification needs to be discussed to show that the Board is not unilaterally making decisions for misunderstood reasons.
- John: We spent the summer asking for AC bids. We need three to make the best decision, and only received one. The other companies who came out declined to bid. We can make

the decision to spend \$100,000, but we are not confident that this is the best solution. We are getting good input and contacts from parents.

- Parent: Why are we retrofitting when it could be totally redone? Can we get totally new ductwork? Are there other options?
- John: We asked contractors for a blank-slate analysis. Six companies have been out, only one has bid.
- Danny: We have three options. We can replace everything, including the ductwork. We can get split units, or we can get package units. The retrofit is difficult because there is spray insulation around the ductwork. Package (small) units in every room may be the best solution instead of ductwork. This would also allow for individual control.
- Parent: can we get a service agreement with Airmasters that we pay monthly?
- John: This is a possibility. We need people to join the facilities committee, especially contractors and electricians. The committee meets once per month. There are also lots of other projects where specialized knowledge would be helpful.
- Parent: if we don't have the funds, what is the short term solution until the money is raised? Can we increase the electrical capacity?
- John: We have discussed this. We can't put in double AC units or dehumidifiers because they will trip the circuit breakers.
- Danny: We also may not know all of the appropriate questions to ask when AC companies come for bids. If there are parents who want to help, please let me know.
- John: Email Michelle if interested. If it isn't an official committee meeting, and there isn't more than one Board member present, we don't need to give 24 hour notice for meetings.
- John: The problems are with the classroom breakers. We also don't know how much the service contract will cost, and the current company is very responsive. There are no AC unit thermostats in the rooms, they are controlled elsewhere. Friday, digital thermometers were put in every room so that the teachers can monitor. We also need to decide how hot is too hot.
- Parent: Can we get a loan? Do we need to fundraise?
- Debbi: We need exact figures, but we may be able to get a loan.
- John: The electrical and AC both need to be addressed. There are also the lighting systems entwined in that as well.
- Parent: Is there a clear short term plan? Can we install generators?
- Michelle: We would need to check with health and safety regarding generator placement. There isn't an excess of room in the school where we can move students. There are three classrooms that could be cleaned out for students at the other campus if absolutely necessary.
- Parent: Will the cost of keeping the temporary units going affect the long term financial viability of installing the replacement system?
- Parent: Changing the ductwork will be costly. There may be a different option, but it will be long term. It would take 6-8 weeks to install if ordered tomorrow.
- Danny: We could install the package units in one day, but we would need to test it in just one classroom first. It may require permits.
- Parent: Can we skip the short term solution and just do the long term solution? This may be too expensive.
- Parent: Can we borrow a unit from the county?
- Danny: Yes, but we'd have to pay for it.
- Debbi: People who know what they are talking about should investigate and offer solutions.


- Parent: I'm not clear about the Foundation. Why do they provide the money? What is the Foundation?
- Stan: The Foundation is separate from the Board and has its own bylaws. It oversees all money raised by the various fundraising throughout the year. The money is kept separately. The Foundation decides how the money will be spent. Last year, the big expense was new PCs. The AC issue will most likely need to go before the Foundation Board.
- Parent: We need more transparency from the Foundation. Parents would donate more if they know where their money is going.
- Linda (teacher): Last year, the Kaupp family brought in AC units to help. They worked better than the current units, perhaps because they had a dehumidifier built in to them. Michelle should be recognized for being 100% behind the teachers and students and putting up with a lot of flak. Also, the current portable units are very loud.
- Parent: Can we use money from the PTSA?
- Debbi: No, the PTSA raises their own money. It's only for events they put on.
- Michelle: We need to let parents know what we need and how much it will cost. Previously, we urged participation regardless of amount donated. We are hoping that the specific approach is more effective, along with suggesting how much to give. Annual giving is very important. We do a good job with small amounts of money, but costs have increased, while the amount of money received has not.
- Debbi: Please attend the Board meeting on Monday at 6pm. We want parents there. Those interested in joining the Facilities Committee can get with John Z. after the meeting or contact Michelle M.

Debbi motioned to adjourn at 7:17 PM. Christina G. seconded. Motion approved.

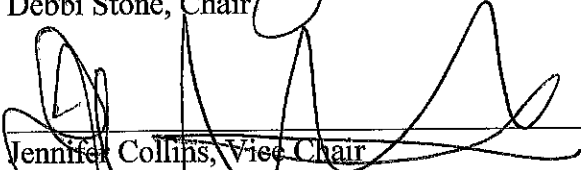
Minutes drafted by Leilani Paxton and edited and submitted by Jennifer Wolgemuth, Secretary of Learning Gate Community School Board.

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Board Meeting Minutes for Tuesday, August 15th, 2017

LGCS Board Executive Signatures



Debbi Stone, Chair 9-18-17
Date



Jennifer Collins, Vice Chair 9-18-17
Date



Jennifer Wolgemuth, Secretary 9-18-17
Date



John Zdanowicz, Treasurer 9-18-17
Date