

Governing Board Meeting - Thursday, July 12, 2018

Update: Big Park Property

Thank you -- My report has 4 sections: Current Rental Status, the Property Status, and Inquiries regarding purchase of contents. Beginning with.....

Rental Status

Room A110 has been leased to Free to Be Me Daycare for the year. This use was approved through Yavapai Development Services by submission of a Letter of Intent describing the space to be rented and the parameters of the use such as enrollment, number of employees, ingress and egress, days and times of use. Turnaround for the approval was very fast -- 2 days.

I've currently issued a rental estimate for use of the Multi-Purpose room and 2 classrooms by a local church. This use would fall within the current zoning for the property. I'm meeting with this group in the morning.

If a rental request is not within current zoning approvals, or close enough for approval simply through submission of a letter of intent for review by Yavapai County Development, the next level of approval would be submission of a formal Use Permit. This process would take up to a few months for review. YCDS has been very helpful and responsive. Our set contact person for use approval and permits, if necessary, is Leah Genovese.

As we receive rental requests, we're very cognizant of ensuring a good fit for community use of the property and mindful of the big picture for keeping rental options flexible.

I've added a Facilities Rental Procedure page to our website in an effort to increase rental at all district properties.

Moving Status

Deana Dewitt organized the primary move of the library and classrooms from Big Park to the new consolidated school campus. She is passionate now in focusing her attention, everyone's attention, on preparation for student arrival at the open campuses. All of her Phase 1 moving is complete.

John Parks and Alex Ramirez have painstakingly transferred the computers to operating campuses. John also turned off the bell system while he was on campus packing computers.

All computers have been moved. John will also be setting up a dedicated internet connection for fire service and energy management so that we can eliminate the rest of the campus service.

Fred Barton has been working with the Fire Alarm company to properly adjust our settings and has set the Energy Management System to unoccupied with the exception of room A110.

Fred's long list of property status adjustments includes a complete service inspection, setting the EMS to unoccupied, and fire inspection throughout.

The next phase will include relocation of assets as needed, cleaning and setting up rooms for rental, and salvaging various supplies and equipment.

Inquiries Regarding Furnishings

We have received inquiries regarding some of the musical instruments at Big Park and tables and chairs. Because we are still in the process of assessing needs at the other two campuses, we are not yet ready to sell or dispose of any furnishings located at Big Park.

A target date for disposition of contents is December 1, 2018. This will enable the district to reallocate and make best use of assets within the district. It is also advisable that we keep the rooms reasonably furnished for the purpose of rental.

QUESTIONS

Fred's Progress Update

Service backflow devices

Service sewage lift station

Service solar inverter. Inspect panels and combiner boxes.

Adjust exterior lighting timers

Shutdown school HVAC through EMS.

Adjust EMS set points.

Remove preschool toilet, install at WS

Service kitchen Ansul system

Yearly fire alarm system inspection

Service fire sprinkler system risers

Service portable fire extinguishers

Provide WS Sedona Fire District and Corporation Commission Gas Pipeline Safety reports to preschool instructor at WS

Schedule County Health Department inspection

Shutdown kitchen equipment.

Service and test FCU and OSA units.

Shutdown water heaters.

Shutdown water softener.

Disconnect school bells.

Adjust Free to Be Me preschool HVAC schedule.

Inspect and clear storm drains and grates for monsoon season.

Service and adjust fluid cooler and primary pumps.

Check operation of IDF room AC units.

Disconnect refrigerators campus wide.

Contact BoArch Architects about school shutdown and School Facilities Board roofing replacement grant.

Contact Dave Bang about vandalized slide replacement.

Inventory HVAC filters – order filters