



Turner & Townsend
Heery

**Cheney Public Schools
2024 Bond Program
Bond Advisory Team Meeting Minutes #03**

Location: 12414 S. Andrus Rd, MR Conference Room, Cheney, WA 99004

Date: April 14, 2025

Time: 5:00 p.m.

I. Introductions – Presented by Ben Ferney, Superintendent

- This meeting was kicked-off at 5:00 p.m. with a welcome back to the third Bond Advisory Team (BAT) by Ben Ferney, Superintendent.
- Each of the team members (BAT) were asked to introduce themselves including their Name & Role (e.g., *Parent Rep, Student Rep, School Board Member, etc.*)

II. BAT Feedback – Presented by Ben Ferney, Superintendent

- The Bond Advisory Team members were asked to turn to their neighbors to discuss what the most valuable takeaways from our last meeting on March 10th, and what they have heard from the community since the previous meeting as they had defined their role in communicating bond status updates as a “conduit” at the previous meeting.
- Some items that the team members have heard from members of the community outside of the Bond Advisory Team are:
 - Why are my taxes so high?
 - Some community members respond with blaming the aquatic center or the City of Cheney for the high property taxes.
 - One community member commented that construction companies should be paying for this, referring to the bond work.
 - There was a comment stating that the District/AHJ’s should sell property to fund bonds, instead of raising taxes and questioned “why are we sitting on property?”
 - It was explained that property purchases and retaining purchased property are slated for future growth – i.e. new schools.
 - There were comments asking about athletics – specifically asking if track renovation affects invitationals?
 - The track renovations will not affect invitationals. The closure of the track and field will take place on May 19th



- There were comments that the District was doing a lot with Elementary, but how are they being proactive with secondary needs?
 - We are being proactive with secondary needs by having a budget to purchase additional property for future growth to address the secondary needs. There is currently a shortage of available and feasible land for secondary sites.
- Community members comment that they are excited about changes.
- Drivers are concerned about the bus loop design at Salnave with the kitchen delivery areas being located in the vicinity of the new bus loop.
 - Design was approved by Shane in the Transportation Department and deliveries will be coordinated to not occur during busy bus drop off and pick-up times.

III. **ED Specs- Presented by Phil Crocker**

- Phil Crocker with Teater-Crocker, Inc. presented the ED Specs programming that has been on-going the past few weeks.
- Phil kicked off his presentation by stating that he had led the Facilities Planning Committee and is glad to be back and be part of the next steps.
- Phil took the time to define the purpose of ED Specs and explained that the documents that he is creating are considered Prototypical specifications.
- Phil provided an explanation as to the difference between the Ed Specifications and standard design specifications – ED Specifications provide the “big picture” – i.e. a room needs a projector, size of whiteboard, air conditioning/heat, and basic information, whereas design specifications will provide the type/brand of the projector, the type/brand of whiteboard, type/brand of the air conditioning and heat and their performance specifications.
- The Cheney Public School District currently has a lot of growth, whereas some other Districts are looking to downsize due to the inability to meet their enrollment needs to sustain their campuses. Cheney will more than likely need more than one elementary school over time, and these Prototypical Specifications will be owned by the District for their use and ability to modify if/when they need another elementary school in the future.
- Phil reviewed his timeline with the team and what deliverables are expected at each milestone.



IV. Update from Construction Management Team (Turner & Townsend Heery) - Presented by Jonathan Miller & Lisa Lundy

- Jonathan announced the selection of the highest scoring finalist Progressive Design-Build team, Garco Construction and Integrus Architecture. The press release was issued following the selection of the highest scoring finalist on March 18th. Jonathan went through the scoring rubric and explained how the process spanned over two months and how the scoring worked for each category, which led to the selection of the highest scoring finalist.
- Lisa provided budget and resource allocations handouts to the BAT members and went through how the bond dollars are being utilized, and showed the projected cash flow for each month of the program 2025-2027 with percentages of the bond program completed.
- Reviewed the projects out to bid - Windsor and Salnave bus loops and CHS Stadium/Lockers
- Overview of construction timeline, current progress, and upcoming milestones.

V. Review FAQs – Presented by Jenna Larson

- Briefly touched on the website updates relating to the 2024 Bond and informed the Bond Advisory Team where they can find the frequently asked questions and their responses.

VI. Design Advisory Team – Presented by Jamie Reed

- With the Progressive Design Build team announced for the New Craig Road Elementary School, there is a lot of work and input that is needed to get the project designed prior to starting construction. Jamie will review the current team members that we are currently seeking to fill roles in the Design Advisory Team. If you represent any of the requested team member roles or can recommend anyone, please let us know.
- Review draft meeting schedule

VII. Conclusion & Next Steps – Team

- Review key takeaways from today's meeting
 - Your feedback is important to us. A note card will be provided to any members that wish to provide written feedback at the end of this meeting. Written comments will be discussed at our next meeting.
- Next meeting date and focus areas
- Questions or final thoughts
- Thank you for your time and commitment!