

Long Range Facilities Planning Committee  
Meeting Minutes  
October 8, 2009

Attendees:	Dr. Ines Segert Charles Oestreich Linda Quinley Dr. Jack Jensen Tim Teddy Dr. Tom Rose Dr. Sally Beth Lyon	Dr. Nick Boren Christy Serrage Donald Ludwig Dr. Oscar Carter Bruce Whitesides Dr. Wanda Brown
Guests:	Jan Mees	Dr. Chris Belcher

The meeting was called to order at 3:35 pm.

**1. Minutes Approval**

Minutes from the September 24, 2009 meeting were approved.  
Motion to approve by Jack Jensen

**2. Update on the purchase of the Bethel property.**

The owner of the property has made a counter offer. The District will need to get Board approval to be able to accept the offer. The offer will be discussed at the October 12, 2009 board meeting.

**3. Virtual Tour of the New High School**

Matt Kriete, Engineering Survey & Services, provided a virtual tour of the new high school site. The tour allowed the Committee to see what the completed school would look like and how the grounds and parking areas would be laid out in a 3D display.

After the tour a discussion of other items pertinent to the new high school were discussed.

- The District is trying to negotiate an additional 2.7 acres plus the access road to the high school site.
- A recent traffic study was completed on St. Charles Road, due to the findings there will be road improvements added that will include a dedicated right and left turn lane into and out of the new high school.
- A cost comparison was provided by DLR that showed what the construction costs of recent new facilities were compared to the cost of the new high school. The construction cost of the new high school is in line with other recently completed facilities.

- The total budget for the new high school is \$90 million. The Committee feels that the total needs to be broke down to help eliminate confusion.
- The cost comparison between RBHS and the new high school is still be compiled.

#### **4. Tentative Bond Plan**

The bond expense matrix was disseminated to the committee. Work is continuing on trying to decrease the capitalized interest. Deferred maintenance projects and the auxiliary gyms have been moved out to 2014.

The need of the auxiliary gyms before the opening of the new high school was discussed. The gyms plus other programming needs need to be considered when deferring projects to later dates.

A request was made to have the architect re-estimate the cost of the project.

The Construction Management proposal was discussed briefly. If approved, the use of a construction management firm would be used mainly for the new high school project. The construction management fee is a percentage of the total construction budget. If the District goes forward with selecting a construction management firm, there would be no fee until the bond passes- if bond election fails then no fee. If another district FTE were added the District might be able to handle the other projects internally.

Construction documents are almost complete. From this point forward there will be a cost associated with any changes.

#### **5. New Business**

Battenfeld Inc. has approach the District with a property exchange offer. They would like to exchange a property they own on Rt. B for the Building Services building on Van Horn Tavern Road in addition to the property on Rt. PP and the Strawn property. Building Services is 16,000 sq feet and the property on Rt. B is over 60,000 sq ft. This proposal would allow for Building Services to consolidate all its shops and allow for future growth. The proposal will be presented to the Board on October 12, 2009.

#### **6. Agenda Items for October 22, 2009**

- Bethel Property Update
- Tentative Bond Plan
- Building Services Relocation

#### **7. Adjournment**

The meeting adjourned at 4:35 pm. Motion by Dr. Tom Rose