

Long Range Facilities Planning Committee
Meeting Minutes
September 24, 2009

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

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

1. Minutes Approval

Minutes from the September 10, 2009 meeting were approved with changes. Christy will amend and resend to committee members. Motion to approve by Jack Jensen

2. Update on the purchase of the Bethel property.

The owner and his attorney have requested a copy of the appraisal obtained by the District. The owner is motivated to sell however there is a difference in the appraisal amounts and he feels that the property is worth more than the District's current offer. The owner had the property appraised approximately 2 years ago and the appraised value was between \$1.7 and \$2.1 million. The appraisal that the District obtained was for \$1.3 million. The owner had rejected the District's first offer and has not counter offered.

After a brief discussion regarding the timeline needed to move into this building, and to give the Bearfield owner notice that the District does not plan to renew its lease, the committee decided a deadline was needed. The deadline to accept a counter offer would be October 8, 2009 at noon. The original offer was submitted on August 29, 2009 and the committee feels the owner has had ample time to consider their offer and counter offer.

Action – Dr. Nick Boren to contact owner's attorney with deadline date.

3. Tentative Bond Plan

This is a no tax increase bond election. The District would like to get the most that it can without raising taxes. If the high school bids were to come in under the projected amount the District would be able to accomplish some of its other goals. The work that would stem from this bond could benefit the local economy and possibly put local contractors to work. Mr. Oestreich estimates between 8,000-10,000 people will work on the new high school project; from design to completion.

DLR has submitted a new cost estimate for the new high school of \$65,824,162. Mr. Oestreich feels this number is conservative. There is a \$6 million contingency budget. There is on going negotiations regarding the sewer which includes a \$600,000 installation cost for Columbia Public Schools and additional shared cost with the City of Columbia for street on the west side of the building for bus traffic. The District could have an independent agency estimate the cost to build.

A discussion followed. Some of the points discussed were:

1. Concern was expressed over the cost of the new high school. Even though the building was partly LEED certified she felt energy costs could be a concern as well. The question was asked whether the size and amenities could be scaled back to reduce costs.
2. The design documents are 90% complete and if the District were to downsize it would add cost to the design phase and delay construction.
3. The cost is not out of context with other schools of the same size.
4. The committee should research what it would cost to recreate RBHS using today's cost. The District would have something to take to community for justification.
5. There is no better time to bid out. Other project bid, comparable in size, are coming in under projected amounts.
6. The District needs to keep the community informed. It was suggested that the District develop a fact sheet to help explain the details of the bond projects.
7. Spreading out the projects could help lower the capitalized interest. Delaying spending until 2014-2015 would be a good thing.

As the final stages of Alpha Hart Lewis Elementary are completed the District can come away with some lessons learned, regarding the construction of Alpha Hart Lewis, which will help in the construction of the new high school.

The next step in this process will be to present the bond plan to the Board in October and the Board will take action in November.

Action Items:

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| 1. RBHS Comparison to 2010 dollars | Linda Quinley |
| 2. Less Bond issue | Linda Quinley |
| 3. Delay of Projects | Linda Quinley |
| 4. Comparison of other high schools | Dr. Wanda Brown |

4. Agenda Items for October 8, 2009

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

5. Adjournment

The meeting adjourned at 4:30 pm. Motion by Dr. Wanda Brown