

Long Range Facilities Planning Committee  
Meeting Minutes  
November 23, 2009

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

The meeting was called to order at 3:30 pm.

**1. Minutes Approval**

Minutes from the November 12, 2009 meeting were approved.  
Motion to approve - Dr. Tom Rose.

**2. Debt Capacity Calculation – Linda Quinley**

A handout with the Debt Capacity Calculation was provided to committee members that illustrates where the District is at with an issue of bond plan. Extending out the debt to 2014 will allow for a reduction in capitalized interest. Remaining debt capacity is lowered. The District still has \$41 million that could be asked for however, the District would have to raise the tax rate. A tax increase of \$0.04 per year for 20 years would provide the District with \$20 million.

**3. Summary of Projected Cash Flows – Linda Quinley**

A handout with the Summary of Projected Cash Flow and Projected Revenue was provided to committee members.

As of December 31, 2009 the Districts fund balance will be \$10.2 million. In 2015-2016 the fund balance will be \$2.4 million. The District does not want to go much lower. Based on assumptions, the District is maxing out the funding capacity.

The tax levy stays the same with a 98% collection rate. Transferring \$1.5 million out of the Classroom Trust Fund would ~~happen\_end~~ in 2015. Financially the plan presented works based on the assumptions. The District wants to be a little conservative in order to service its debt.

#### 4. April 2010 Bond Plan/Summary of Projects and Cost Estimates – Charles Oestreich

A handout with the Bond Plan Summary of Projects was provided to committee members.

Projected expenses for upcoming projects identified in the bond plan have been lowered.

- a. New high school has been lowered to \$75 million. This number still includes the career center. Alternate deducts can be added, if needed.
- b. Auxiliary gyms (2) have been lowered to \$7.5 million. The District can get very nice gyms for that amount.
- c. Technology has been lowered to 8.5 million
- d. Boiler/HVAC projects have been lowered to \$14.8 million. This number still includes all AC upgrades except for one.
- e. Facility budget has been lowered to \$8.6 million. Money moved to deferred maintenance fund. Some projects are not if, but when, it will need to be replaced.
- f. Second Elementary has been added. Based on site selection, the square footage of the building may need to be reduced. Site selection is very important along with involving the city and county in the planning process.

Growth projection for the District needs to include looking at all elementary schools and mobile classrooms. Preliminary work needs to be done to identify areas that need more space. Incorporating GIS software can help develop a plan. The CACC has a Geo class that might be able to have students intern with the city to help develop the plan.

There are several critical items for the new high school that need to be resolved.

1. **Base bids and alternate deducts**
2. **Agreement for access road**
3. **HVAC vs Ground source** – Ground source will cost roughly \$3 million, with an estimated savings of \$150,000 per year on utility cost. Live expectancy of the units is 12-14 years. Conventional HVAC is more competitive in pricing.
4. **Career Center as an alternative** - If the career center “shell” is built at the new high school it could potentially save the district money however, because of interweaving between technology and career tech, the district may not be able to save as much as they would like. Some career programs are enhancement fund eligible even though they would not be in a separate building.
5. **CM, GC vs District employees** - The discussion is still on going on whether to hire a Construction Management Firm or use General Contractors to bid out the work associated with the bond plan. A CM firm will break the project up in to individual area specific packages and award to 30-35 general contractors. General Contractors are good on smaller jobs; the new high school is 4x the size of Alpha Hart. The District could hire additional employees to oversee projects.
6. **Grass vs Turf**

A motion was made by Dr. Tom Rose to amend the bond plan by moving an additional \$1 million dollars out of Technology into Facilities.

Mr. Roger Gadbois addressed the committee regarding concerns he had over the construction of Alpha Hart Lewis.

#### **5. Operating Budget Planning for Two New Elementary Schools and One High School – Linda Quinley**

A handout showing the budget plan for two new elementary schools and one new high school was provided to committee members.

The numbers for additional expenditures are currently being fed into the 5 year model. The numbers for Alpha Hart are pretty close however; the numbers indicated for the 2<sup>nd</sup> elementary and new high school are estimates of the increases to support the proposed new buildings.

#### **6. Discussion – Committee**

Agenda items for the next meeting, December 7, 2009, were discussed. The committee would like to include the following items on the agenda:

- a. The revised bond plan
- b. Draft ballot language

#### **7. Adjourn**

The meeting adjourned at 4:45 pm. Motion to adjourn - Linda Quinley.