

Long Range Facilities Planning Committee
Meeting Minutes
January 4, 2010

Attendees:

Dr. Ines Segert	Dr. Nick Boren
Charles Oestreich	Christy Serrage
Dr. Wanda Brown	Dr. Oscar Carter
Dr. Jack Jensen	Dr. Larry Jones
Dr. Sally Lyon	Linda Quinley
Dr. Tom Rose	Tim Teddy
Bruce Whitesides	

Guests:

Dr. Chris Belcher	Andy Anderson
Chris Davis	Randy Morrow
Michelle Baumstark	Dr. Mary Laffey
Michelle Pruitt	Laura Sandtedt

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

1. Minutes Approval

Minutes from the December 7, 2009 meeting were approved.

Motion to approve – Dr. Tom Rose

2. Current Bid Environment – Randy Morrow, CFO/COO – BHC

Mr. Randy Morrow spoke to the committee regarding the bidding environment that Boone Hospital experienced while preparing to build their new patient towers and parking garage.

The project consisted of 280,000 sq ft with a project budget of \$125 million. BHC chose to use the services of a Construction Manager. No local company had the bonding capacity to bid the entire job. Job was broke out into bid packages which the Construction Manager helped develop and oversee. Columbia Public Schools would experience the same situation with bonding capacity when the new high school is put out to bid.

When BHC began the bidding process there were not a lot of projects or any other projects on the horizon. This provided a good bidding environment.

The project bid packages came in close to \$15 million under budget. The packages/saving were:

- Site/Utility (- \$16,000)
- Footings (- \$500,000)
- Concrete (- \$500,000)
- General Trades (- \$1.4 million)
- Mechanical (- \$4 million)
- Electrical (- \$6 million)

The Construction Manager was used to help scope other comparable jobs and their market value. CM was also used in the bid interview process.

Bid packages were set up in such a way that local trades were a requirement. Decisions were based on past performance not necessarily on lowest bid. The new high school project would be good for the local economy and market.

3. Bond Issue Campaign – Michelle Baumstark

Handouts were provided to the committee.

All information that is shared with the public is for informational purposes only. The district is not allowed to encourage or suggest a “Yes” vote.

To share information with the public, the District uses print material, web material, local publications, and provides speakers to civic groups.

The District has a Communication Committee that develops the material and contacts civic organization to schedule speakers. The Communication Committee also works with the Columbia Chamber of Commerce.

The LRFPP Committee members suggested that the Communication Committee make the public aware of what the \$18 million reserved from the 2007 bond was used for. Other suggestions were showing how many mobile classrooms could be eliminated with the new high school and second new elementary and breaking out the informational documents by different sub groups such as elementary, middle school, high school, and career tech parents.

4. High School Update – Andy Anderson, DLR Group

Andy Anderson, DLR Group spoke with the Committee on the progress of the bid documents. The bid and construction documents for the new high school have been printed off and are ready to submit for plan review. Documents will be submitted to the city and county the week of January 8, 2010. The purpose of the submissions is to have any and all comments included in the bid documents to eliminate the need for a change order. DLR has allotted 30-45 days for a response.

Bid documents should be ready by March so if the bond election passes the documents will be ready to send out for bid right afterwards.

An Ad-Hoc committee has been developed to continue the discussion on whether the district should consider using a Construction Management firm or a General Contractor. A meeting is scheduled for January 7, 2010. The Ad-Hoc committee would like to have a recommendation by the February board meeting.

A plan needs to be developed on what the District will use the \$18 million that was approved during the 2007 bond election if the 2010 bond election is not successful.

The Finance Committee will need to make a recommendation to the Board on the proposed bond plan budget.

5. Schedule Additional Meetings – Committee

The committee scheduled meeting an additional meeting for January and a meeting for February.

- January 28, 2010 - 3:30-5:00pm – Administration Building (Board Room)
 - Proposed Agenda Items
 - HVAC Installation – Ground Source vs Conventional
 - Auxiliary Gyms - Rock Bridge and Hickman High Schools
- February 25, 2010 – 3:30-5:00pm – Administration Building (Board Room)

6. Adjourn

The meeting adjourned at 5:05 pm. Motion to adjourn – Dr. Wanda Brown