

Long Range Facilities Planning Committee
Meeting Minutes- Field Walk Through
April 2, 2009

Attendees:	Dan Kardell	Christy Serrage
	Oscar Carter	Steve Calloway
	Jennifer Mast	Linda Quinley
	Don Ludwig	Norris McKinzie
	Bruce Whitesides	Dr. Nick Boren
	Charles Oestreich	

Meeting began by taking a tour of Field Elementary. Tour began in the gym where we discussed a wall that had been replaced due to severe damage. The gym has a **fairly** new roof and new ceiling. This room is not air conditioned. The stage is not used due to frequent water issues. There has been a high level **water** alarm added to the tunnel because of the high levels of water. The gym still has peeling paint on the walls. The gym is also used as the cafeteria.

The tour moved on to the classrooms. Classrooms on the 1st floor still have the old style windows which could pose a problem. The rooms are heated with steam convention. There are 12X12 tiles in the ceiling that may contain asbestos and 9x9 tiles on floor that may contain asbestos as well. Some of the rooms are carpeted and may have the 9x9 tiles underneath. Some of the rooms have window a/c units that are set in plexiglass which has no R value.

Touring the gang boy's bathroom on the first floor, Mr. McKinzie noted that there is some problems with the **sewer** water lines. When a toilet is flush at one end of the bathroom it will affect the other toilets. The girls gang restroom is know to have the same issue. This is due to the bathroom **sewer** lines not being pitched correctly.

The boiler in this building is 4 years old.

The tour moved upstairs, this building is 3 stories and does not have an elevator. On the second and third floor the classrooms have new windows. The supplier of these windows will not provide service or parts for the windows. These windows get off balance/track and are hard to open and close, **balancers need parts and adjusted**. These rooms due have a/c window units. There is carpeted floors with old wood flooring underneath that is creaky and could be very distracting to students.

The committee did not tour the media center or library, these area were added in a renovation in the recent years, **1995**. These areas have a rooftop a/c unit.

The meeting adjourned to the gym where the committee discussed tasks.

1. Determine what programs could potentially be relocated, some building are providing programs that the committee is unaware of. Dr. Boren, Dr. Brown, and Dr. Jensen will look into getting a list of programs.
2. The committee decided that an appraisal should be obtained before proceeding to contact potential buyers. Charlie will obtain the appraisal. **Alan J. Moore, MAI Moore & Shryock, LLC have been contact and will work on the request. Should have something to the committee with the next three to four weeks.**
3. Dan Kardell will research the city codes. **We will need to leave Field as an educational facility or it will have to be upgraded.** Will there be issues that might cause a problem or delay with renovation. **Specifically with Fire Department issues.**
4. No Action
5. No Action
6. Christy Serrage will research the air quality report from the EPA. **See attached PDF The contact name is Susan Heckenkamp 573-751-4817**
7. What will be the cost to abate the building should it be decided to use this building for something other than educational purposes **Guesstimate \$525,000.00**
8. Linda Quinley will contact our insurance company to find out what the liability risk will be if we leave the building vacant. What will we need to do to secure it? Can the discussion of Field be brought to the Board for further discussion. What is the cost of putting the building in a dormant state- blow down plumbing, turn off water, board up windows, leaving electric on. What will we do with the trailers until we can move them to other locations? They could become a target of vandalism or homeless.
Need budget line item to address costs.
9. When and where will the trailers be moved. More discussion will need to take place with Dr. Jensen. **Need budget line item to address relocation of trailers. 72K**
10. Dr. Jensen and Linda Quinley will research the agreement with the city over the use of the park and playground. **Need budget line item to address relocation of equipment if deemed appropriate.**
11. Field is not a registered historic landmark however it is mentioned. Bruce Whiteside will check on designation.

12. What would be the Board concern for demolishing of the building and remediate site for future building. **Guesstimate \$500,000.00**

The meeting adjourned at 5:15.

The next meeting will be April 16, 2009 at Building Services.