

Long Range Facilities Planning Committee  
Meeting Minutes  
August 31, 2010

**Attendees:**

Dr. Nick Boren	Dr. Wanda Brown
Dr. Oscar Carter	Tim Teddy
Charles Oestreich	Linda Quinley
Jonathan Sessions	Bruce Whitesides
James Whitt	Christy Serrage

**Guests:**

Dr. Chris Belcher	Jan Mees
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The meeting was called to order at 3:40 pm.

Minutes from the June 22, 2010 meeting were approved.  
Motion to approve – Dr. Oscar Carter

**1. Update on HVAC System Selection – Charles Oestreich, Director of FCS**

The process to identify the Architect/Engineering Firms to handle the HVAC systems uses a qualification based process. According to the Brooks Act, the District needs to identify its top three (3) candidates and then move down the list.

The HVAC Architect sub-committee has interviewed the top three teams and begun the fee negotiation part of the process with DLR-SOA. Mr. Oestreich would like to make all of the buildings Energy Star rated, and would like this to be a part of any counter offer. To become Energy Star rated would require extra work but feel it would be worth it.

The strength of the DLR/SOA team is impressive. DLR has mechanical engineers on staff and SOA is a local firm.

The District has identified the systems it would like to use but will challenge the design team to recommend the best solution.

Motion: The Long Range Facilities Committee shall support the Sub-Committee recommendation of DLR/SOA to the Board of Education.

Motion Passed

## **2. Update on Gyms – HHS and RBHS – Charles Oestreich, Director of FCS**

Dr. Boren and Charles Oestreich toured gyms at Warrensburg and Truman. A presentation with pictures of the different facilities was shown to the committee.

Sketches and other ideas are still in the development stage.

Tilt up walls is one of the ideas that are being explored. With this system, vertical joints will last longer and is fully FEMA approved. Foam is cut to fit in the forms so that there will be no air infiltration.

Auxiliary gyms do not have the same roof line as competition gyms. The gym at Hickman will be a competition gym and include locker rooms.

Meetings have been planned for Rock Bridge and Hickman to discuss programming impacts. At Hickman, CASA would be impacted and might be closed or have to use extra safety precautions. Athletics at both locations could also be impacted for one year. Contingency plans are in place for programs that might be impacted for 2011.

More conceptual drawings are needed to meet FEMA standards. JE Dunn will make the application for the FEMA Grant.

## **3. Administrative Building Development – Charles Oestreich/Linda Quinley**

Sub-Committee interviewed four companies. SOA/CM Engineering was asked to provide a proposed fee. They proposed 6.5%, which is what is budgeted for this project.

Once the architect has been hired the Board will need to make a decision on how to fund the project.

- Con obtain a construction loan, send out bids locally. There will be \$475,000 to use annually from lease
- Unsecured line of credit to pay for design

Bid out next May or June (2011) with completion in 2012. The District has to give 6 months notice to landlord at Business Office and 90 days to the landlord at Vandiver.

Will need Board action to approve project and architect. Total project is estimated at 6.8 million with payback over 20 years. This will save the district rental escalation over 25 years.

Vandiver and Business office are both in bad shape and starting to have mechanical issues. The committee would like to come up with a list of efficiency items that this project would allow the district to show reductions.

Motion: The Long Range Facilities Committee shall support the Sub-Committee recommendation of SOA/CM Engineering to the Board of Education.  
Motion Passed.

**4. Develop Agenda for Next Meeting – Committee Action**

1. New Elementary Property
2. Preliminary Conceptual Gym Drawings
3. Next Steps: Long Range Plan – 5-10 year Long Range Building Plan
4. New High School Construction Update

**5. Adjourn**

The meeting was adjourned at 4:45pm by James Whitt  
Second by Dr. Nick Boren