

Long Range Facilities Planning Committee
Meeting Minutes
August 27, 2009

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

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

Minutes from the August 5, 2009 meeting were approved.
Motion by Dr. Tom Rose, 2nd by Charles Oestreich.

Update on the purchase of the Bethel property.

Dr. Nick Boren gave a brief update on the status of the Bethel property purchase. The District received the appraisal on August 26, 2009 for the Bethel property and is now beginning the negotiations with the land owner. The district is moving forward.

Discussion:

At the August 5, 2009 meeting there were 5 different scenarios identified as uses for the Bethel and Field properties. Mr. Clark from the North Central Columbia Neighborhood Associations sent an email to the school board on their view of which scenario they would like best. The scenario they preferred was Field for an Early Childhood Education Center and Gifted Center.

Dr. Boren provided an explanation on the funds that could be used to purchase the Bethel Property.

If Maintenance of Effort dollars is used to replace Local dollars for anything other than Special Education, approval is not required from DESE. If MOE dollars or special education dollars are used for the purchase of the property then the District would need approval from DESE.

If the District purchases property using freed up state or local dollars, the District may decide, at any time, to use the property for other purposes.

If the District purchases using part B, Special Education money, then special guidelines must be followed to change the purpose of the building.

The District needs to have a use determined before purchasing the building. The timeline for approval is a pretty quick turn around.

If the District uses freed up funds, Maintenance of Effort is not reduced. If the District uses the building for early childhood then it reduces the Maintenance of Effort.

This is a one time window of opportunity to reduce the district's local effort dollars, if used for Special Education.

The committee needs to determine which scenario is best for the kids by scoring and ranking the different scenarios.

Dr. Clippard spoke regarding Bearfield and its needs. Bearfield consists of K-12 students that have behavioral and emotional problems that have not been successful in their home schools. This is not a permanent location for these students. They are moved back to their home school when they are able and ready.

Because of its high population turnover, its location needs to have more flexible use of space. Right now there are more secondary age students than elementary aged mainly due to Boys and Girls town. Bearfield also serves some homebound students. On a very rotating basis, Bearfield assists around 60 kids at a time.

It would be very advantageous to be located close to Rock Bridge High School and middle schools. As students are transitioned out, they can use the bridges bus to visit these schools and their mentors. This helps the students keep the end goal in mind.

Dr. Clippard discussed some of the needs that Bearfield currently has. They need a space that looks more like a school. Right now they are lacking a media center and gym. They could also benefit from instructional areas and larger classrooms. Their class sizes range from 5-15 students.

Dr. Clippard feels that either locations, Field or Bethel, would be a win win situation for Bearfield. Field has a media center and gym and Bethel has some good areas as well.

Dr. Jensen spoke regarding Early Childhood and some of its needs. As of right now most Early Childhood classes tend to be north where there is a higher need with section 8 housing. However, the needs are moving to other parts of town. At the end of the year last year, Early Childhood had a waiting list of over 100 students. To take care of that need the district would need to add 6 or 7 additional classrooms. 465 students were served last year.

Early Childhood is trying to serve kids with the greatest need. This is a well respected program, they don't have to advertise. They mainly serve 4 year olds. There is no bus service; families do what ever it takes to have their child participate in the program.

There are pros and cons to both Field and Bethel. Field would not impact parents as much and has space to house a large population. Bethel was designed for Early Childhood.

Special Education is funded by federal, state and local dollars. Title money has a limited amount of money and can be spent on intervention, if they qualify as a Title I school. If a school is 75% free/reduce lunch it must provide intervention, the remaining money can be spent on Early Childhood.

Logistics – what building is a better fit for each program? With the addition of Alpha Hart, there will be 2 additional Early Childhood classrooms which will alleviate some of the space needs.

Field was constructed for older kids and Bethel for younger kids. Whichever site chosen for Bearfield would allow for long term growth and would allow for the combination of programs and also to reconfigure their program.

Dr. Boren informed the committee that the District has been contacted by other individuals that have properties for sale, after walking the properties they would not meet the District needs.

The next step will be to identify the pros and cons of each scenario and to conduct open forums with the community. The committee would like a forum at each location so that the buildings can be toured. These forums should take place before the September 10, 2009 meeting.

Bond Project Planning:

Charles Oestreich handed out the 2010 tentative bond plan.

The new high school would be built in one phase over 3 ½ years, due to debt service.

The District is considering the use of a Construction Manager approach that will oversee construction projects and look out for the District's interest. The RFP went out for bids and there will be contractor interviews on 9/31. The CM will be paid out the new high school construction budget. Mr. Oestreich feels that we will need some assistance in managing the work of \$65M. There will be around \$2M of work per month as compared to Alpha Hart which only had \$1M turned in for one month during the peak of construction. The rest of the work was under \$1M per month. The CM would help develop the schedule and manage the project. There is no mark up on change orders; their fee should be offset by the savings. Proposals submitted included three low bids that range from \$975, 000 to \$1.7M over the life of the project. The contractors have been asked to provide a fee estimate to help with other projects such as the gyms, roofing projects, etc.

Auxiliary gyms need to be completed by the time the new high school opens so that realignment can take place. Mr. Oestreich did suggest that a local architect or civil engineering group do some site planning at HHS and RBHS to locate a spot to build the gyms.

Technology, Facilities, and HVAC are broke out over five years. HVAC is broke out by campus; this includes major HVAC repairs at some facilities and adding air conditioning in the remainder of schools.

Capitalized interest, money we borrow from the bond to pay interest. The district will apply for the Qualified School Construction Bonds next year.

Mr. Oestreich is comfortable with the budget, which includes a savings of \$13M if built in one phase. If the District is aggressive, they can attack some elementary needs. He also believes that by not using an architect and utilizing a Construction Management firm the District could save money.

Dr. Oscar Carter mentioned that Industrial and Technical areas at Hickman High School need attention, if there was money available. He felt the student needs in this area were important at the secondary level.

After this bond, focus would need to be shifted to address elementary needs.

After assessing the middle schools and junior highs, it was determined they were not functioning as needed. The construction of the new high school would relieve the stress on these schools and raise achievement levels. With the new high school, these areas would have smaller learning environments. The District has the potential to eliminate the need for 16 mobile classrooms, with the opening of Alpha Hart Lewis.

Conclusion:

The purchase of the Bethel property will go to the Board in October for discussion and they will act in November. For the October board meeting, there needs to be a decision on the uses for Field and Bethel.

Dr. Boren will assess the pros and cons for the use of each facility for the next meeting. Public forums will be scheduled for Field and the Bethel property prior to the next meeting.

Dr. Sally Lyon addressed the committee regarding the readiness of the facilities on the opening day of school. Dr. Lyon commented that the facilities looked fabulous for the opening day of school and she felt that the students and staff were able to start the new school year in a nice learning environment. Dr. Lyon asked Mr. Oestreich to pass this to his staff.

Meeting adjourned at 5:00 pm.