

The Board of Education appointed Facilities Committee met in special session Monday, March 9, 2020 in the auditorium.

I. CALL TO ORDER

Time: 5:00 PM

II. ROLL CALL

<input type="checkbox"/> Rick Gilbert, Professional Engineer	<input checked="" type="checkbox"/> Danny Elam, Bethel Board of Education
<input checked="" type="checkbox"/> Justin Firks, Bethel Superintendent / Chairperson	<input checked="" type="checkbox"/> Lori Sebastian, Bethel Board of Education
<input checked="" type="checkbox"/> Brennon Hattery, Bethel Treasurer	<input checked="" type="checkbox"/> Julie Reese, Bethel Board of Education / Secretary
<input checked="" type="checkbox"/> Chris Mills, Carriage Trails	<input checked="" type="checkbox"/> Caleb Runkle

Note: Rick Gilbert was delayed and arrived at approximately 5:55 PM.

III. ADDITIONS to the AGENDA (if needed)

A. None.

IV. COMMUNICATIONS, MEETINGS, ANNOUNCEMENTS

A. None.

V. ITEMS FOR DISCUSSION, SUB-COMMITTEE REPORTS

A. Short-term classroom space

1. Rent space – Medway Church

Update by Justin Firks:

- In order to use the facility as classrooms, the property would need to be re-zoned with the purpose of being used as a school. If the application is submitted in March, a decision for or against may not be provided until mid-July. Mid-July is too late to then get the facility ready for school year 2020-2021.
- Medway Church has not returned calls to discuss their interest in re-zoning.
- If we were to put kindergarten in the building, we would likely have to return to 1/2 day sessions which may not be the best decision for the District.
- Due to the re-zoning issue, this option is not viable for this year. It is possible that it could be an option in the future.

2. Renovation – bus barn

Update by Justin Firks:

- The cost estimate provided by Levin-Porter to renovate the bus barn into four (4) classrooms is \$421,231.50 which does not include zoning fees, permits, building specs, design, etc which would likely run \$40,000-\$50,000.
- The four classrooms would likely leave us two (2) classrooms short potentially for the future.
- The majority of the cost entails HVAC work, plumbing, upgrading restroom space, and the four classrooms.
- Brennon Hattery stated the original cost of building the new part of the bus barn was approximately \$417,000.
- We would need probably six classrooms for the 2020-2021 school year.

- Julie Reese opinionated that it would be a very risky to get the renovation done in time for the upcoming school year. She did some research with contractors and found that the current lead time is 3-6 months because there is so much work at this time and contractors are just plain booked up. And, while they did not feel getting the steel materials would be an issue at this time, if the Coronavirus progresses, it will impact anything coming from China.
3. Temporary swing space – trailer/modular units
- Update provided by Justin Firks:
- We received estimates from three (3) companies with various options: with and without restrooms, purchase versus lease, 36 months or 48 months.
 - Of the three we received, WillScot provided not only the most updated units but also the best cost. The cost was lower because they are a large company and handle tasks internally rather than having to outsource the work.
 - If purchased, units could possibly be sold when we no longer need them.
 - Modular units likely cannot be used for pre-school due to the requirement that there be a restroom in each classroom.
 - Mary Roll stated six classrooms needed for 2020-2021 because we are anticipating growing by two sections in the elementary and four are needed for middle school. We also may end up with five kindergarten sections for 2020-2021 which would require another classroom.
4. Metal building that could potentially be re-purposed in the future
- Justin Firks noted the quote from December 2018 for 4 classrooms was \$1,181,796. Same company updated the estimate in February 2020 to \$1,378,118. In 14 months it went up \$196k.
 - Brennon Hattery stated that if we choose this option, it does lower the borrowing we can do for new construction. Most likely modular units would be paid for from the General Fund - they cannot come from the PI Fund because they have less than a 5 year lifespan. If we purchased the modular units, they could potentially come from the PI Fund but this would virtually wipe out the fund.
5. Other alternatives
- None discussed at this meeting.
6. Recommendation to the Board of Education
- Comparison of prices of modular units (trailers) was discussed.
 - Discussion of playground space was discussed. Mr. Firks proposed possibly using the football field to supplement the playground space.
 - Security of location of trailers was discussed.
 - Tear down costs were discussed.
 - WillScot provided references – Mr. Firks will follow-up.
 - Recommendation to the Board will be to lease modular units for eight (8) classrooms with restrooms from WillScot for 36 months. Mr. Firks will inquire about extension options in case an extension is needed and what the lead time is for an extension.

B. Master Plan development process

1. Financial analysis

- Patrick King and Brennon Hattery presented.
- Four versions of numbers were presented: (1) K-2 building, (2) K-5 building, (3) 6-8 building, and (4) 9-12 building and within each, one option of OFCC co-funding and one option of co-funding plus \$2M local money (LFI or locally funded initiative), and one option of co-funding plus \$3M LFI.
- Conservative approach was taken in developing the numbers. They assume very modest growth (3% every 3 years), no additional homes beyond current Carriage Trails (2023) – it is what we know today. They are also based on February 14, 2020 – rates have gone “bonkers” and would be far less than we are discussing here. We can update this when we get closer to the actual financing date.
- LFI (locally funded initiative) projects are not co-funded by the state and are basically those that are not “academic core” related such as athletics, computers, auditoriums, Board offices (central Admin), and traditional center-based pre-school. Gyms and pre-school for special needs students are not LFI – they are co-fundable.
- Class size assumption is 25 students per classroom.
- High School is much more expensive to build due to space and other requirements for high school students – bigger classrooms, accessory functions such as gyms and technology, etc.
- The number Mr. King and Mr. Hattery feel most comfortable with recommending to spend on new construction is between \$27M and \$28.5M and this is based on all levies passing as they come up for renewal.
- If we build a metal building, it would come out of these funds.
- The Facilities Committee agreed that \$27M to \$28.5M is the amount that should be recommended to the Board of Education to be allocated to the upcoming construction project(s). This amount will help shape the Master Facilities Plan.

2. Update

- Update provided by Mike Huff who summarized the survey results from the first community forum stating that it provided them with direction for the Facilities Master Plan regarding multiple sites vs one site, multiple buildings, grade configurations, etc.

3. Preparation for upcoming community forum

- Mike Huff began discussing survey questions for the upcoming community forum. First question is what kind of building(s) should be built (combos of K-5, K-8, 6-8, 9-12) and should we provide info as to which options would require a bond to be passed by the community, which options would not meet the 744 student goal, and other information. Committee opinion was that we asked this question in the first community forum and do not need to ask it again in the second community forum.
- 744 students is the goal because it is the magic number (based on the enrollment projections and the space required by the OFCC) so that we don't have to add trailers between the completion of the ELPP project and the CFAP (co-funded) project.

- Public concern was raised about building in a fiscally responsible way and not having gilded things all over which is a waste of money – the plans should reflect that building will be done in a conservative way and will not include all the “bells and whistles” possible. Mr. Huff stated that there will be additional community forums in the future to discuss these types of concerns after the building location, grade range, and LFI projects are nailed down. He also stated that the OFCC does not provide co-funding for the more expensive options such as terrazzo floors.
- The meeting time expired - comments, recommendations, and suggestions regarding the remaining survey questions should be sent to Mr. Firks who will work with Levin-Porter.

C. Next steps

1. Justin Firks will follow-up with references for WillScot.
2. Justin Firks will inquire about the extension of a 36 month contract for WillScot leasing of modular units should we need an extension and will send out the information when he receives it.
3. Facilities Committee members should send any survey question comments, suggestions, and wording recommendations to Justin Firks.

D. Hearing of the public

1. No formal “hearing of the public” comments were submitted.

E. Next meeting(s) date, time (unless otherwise announced on the Bethel web site)

1. April 13, 2020 @ 6:00 pm (prior to the regular Board meeting)

VI. ADJOURNMENT

Motion: Lori Sebastian

Second: Danny Elam.

Roll Call:

__Y__ Rick Gilbert, Professional Engineer

__Y__ Danny Elam, Bethel Board of Education

__Y__ Justin Firks, Bethel Superintendent / Chairperson

__Y__ Lori Sebastian, Bethel Board of Education

__Y__ Brennon Hattery, Bethel Treasurer

__Y__ Julie Reese, Bethel Board of Education / Secretary

__Y__ Chris Mills, Carriage Trails

__Y__ Caleb Runkle

Meeting adjourned at 7:09 PM.

Julie Reese, Secretary