



Special Meeting Minutes
Board Board of Education – Facilities Committee
Monday, April 13, 2020 at 6:00 PM

The Board of Education appointed Facilities Committee met in special session Monday, April 13, 2020 via a Zoom audio/video conference call and YouTube.

I. CALL TO ORDER

Time: 6:01 PM

II. ROLL CALL

<input checked="" 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 type="checkbox"/> Chris Mills, Carriage Trails	<input checked="" type="checkbox"/> Caleb Runkle

Note: Danny Elam stated at 6:06 that he had been in the meeting since the beginning even though we did not hear a verbal response from him during roll call.

III. ADDITIONS to the AGENDA (if needed)

A. None.

IV. COMMUNICATIONS, MEETINGS, ANNOUNCEMENTS

A. None.

V. ITEMS FOR DISCUSSION, SUB-COMMITTEE REPORTS

A. Temporary swing space – WillScot

1. Justin Firks presented some updates:

- Met with WillScot to hammer out the contract.
- WillScot will be handling plumbing and electrical inside the modular units, Reliable will handle outside.
- Met with the Fire Dept (thanks given) to check out the site. They will also help prep the site along with WillScot and Bethel staff.

2. WillScot references

- Justin Firks followed up on their references and reported most schools were located in Indiana and spoke highly of WillScott, the conditions of modular units they provided, and the ease of communication.

3. Lease extension or re-lease options

- We can extend to 48 months or longer.
- We can purchase them at the end of the 36 months.
- We can terminate the contract at the end of the 36 months.

B. Short-term classroom space

1. Additional trailers/modular units

- Current modular units are expected to cover us for the next two school years (2020-21 and 2021-22), then we will need additional classroom space.
- Lori Sebastian: What are odds of picking up some used trailers and putting them on the North end of the building?
 - Justin Firks: The cost would be higher for that location because there would have to be some boring done to accommodate water and electric lines. We wouldn't have to put restrooms in those units if they housed



high school students.

2. Metal building that could potentially be re-purposed in the future
 - Levin-Porter (Mark Wiseman): metal structure does not comply with OFCC design manual so is 100% paid for by the school District. Good news is that you can do what you pretty much what you want with it. Steel structure keeps the cost down compared to brick & mortar. It also does not count against us as far as square footage in the overall master plan.
 - Brennon Hattery on finances: we have the funds, but it takes away from what we have built up as a reserve. It's an either-or... if you get a metal building, you don't get a building, if you do a building, you figure out what to do for the 1 year where space could be an issue.
3. Other alternatives
 - Renovation of existing space
 - Additional classrooms added to North end of existing school
 - Levin-Porter (Mark Wiseman): they recently did additions for another school (Kettering) which was about \$300/sq ft. For OFCC, typically they would not let you just build a few classrooms and get credit for it – we would need to get their approval in advance. We would also have to meet the OFCC guidelines in the design manual. We would also have to be sure our current HVAC capacity would be sufficient, fire alarm system meets standards, etc.
 - Question was asked about the space on the North end planned usage in the Facilities Master Plan. It is not currently slated for anything else at this time.
 - Question: doesn't mechanical room have space for an additional boiler? Levin-Porter (Mike Huff): yes it does, but the real issue is likely the air handler. It's not an obstacle that can't be overcome, but it could add to the project and cost.
 - Jacob King: As we are perfecting on-line learning, can we have a grade or two do online learning for a year rather than having more temporary space thereby having more money for a building?
 - Justin: yes, could be a viable option, would want community input and further discussion. This is becoming a more popular option.
 - Lori Sebastian: The other question is what we can afford – the Governor has said that budgets are likely to get cut 20% across the board which will include schools.
 - Justin: I agree 100%.

C. Carriage Trails update

1. Lori Sebastian asked we skip this item due to time restrictions. The notes will be posted on the Bethel website on the District > Board of Education > Meeting Documents page.

D. Facilities Master Plan

Preparation for upcoming community forum

1. April 20, 2020 at 7:00 is the next community forum.



2. OFCC is not making any decisions yet about projects due to CoronaVirus, but ELPP projects have a better chance of approval because they are local dollars.
3. Levin-Porter began discussion of survey questions.
 - First discussion question was about building configurations.
 - OFCC changed some rules on us so that we must work to a baseline master plan. For us, the only option that fits is building a K-5 building and then renovating the existing HS and adding on to it. If we choose a different option that proposes construction of 3 buildings rather than 2, then the District must pay additional funds. Simply put, it is more expensive to build 3 buildings than 2 buildings.
 - We can probably pick something now for phase 2 then change our minds before construction starts.
 - Julie Reese asked why this question was back on the survey since the community had already given an opinion on the building configuration in the first survey and the Facilities Committee had asked for it to be removed when it was discussed at the previous meeting. Answer was that now there are extra dollars involved.
 - Brennon Hattery asked if option 2 or 3 is picked, how would it affect our rebate? Mike Huff said it would not affect it – our co-funded share remains our co-funded share. The extra dollars are locally funded by the District.
 - All options still have the existing High School remaining in some fashion.
 - Lori Sebastian: if we end up doing option 1, will we need swing space as we potentially tear down space? Mike Huff answered that the plan would be that we would build the additions around the existing buildings.
 - Justin Firks comment on question 16 – tennis courts – where did this come from? Mike Huff stated it was about bringing tennis back. The last question ranks all of the options so that will tell if it is a priority. Danny Elam stated that as the school grows, the demand for tennis will likely come back.
 - Jacob King: question #5 starts with a lengthy statement with no “between” value at the end. Can we explain better in the break between question 2 and 3 what LFI is then we wouldn’t need it as part of question 5. Mike Huff stated the between amount was a typo and he will fix and yes, they can move the explanation to be between questions 2 and 3.
 - Danny Elam: what sort of construction issues are there with Special Ed/Pre-School? Mike Huff stated he didn’t think it was a matter of construction issues, but they (OFCC) do define a specific type of classroom in the design manual.
 - Julie Reese asked about number 7 – there is no “sell” option. And for question 18, the ranking question, it has 2 questions on central office which seems odd, plus auditorium is missing from the list.
 - Jacob King on question 17, upgrades to the building... is there anything else that needs to be added to the list? Mike Huff stated that there is a whole range of LFIs that could be listed. The design manual specifies what is included – terrazzo is typically the number one upgrade. Roofing is a popular upgrade.
 - Caleb Runkle: would it be possible to get a copy of this questionnaire? Justin Firks will forward it to the Facilities Committee – initially he only sent it on to the Board of Education members.



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E. Next steps

1. At next Facilities Committee meeting, give the update on Carriage Trails. The document will be put on the website in the meantime.
2. Finalized site plan and agreement with WillScot.
3. Justin Firks will forward the community survey draft to the Facilities Committee members.
4. Levin-Porter will run the community forum from the school. Justin and Brennon will be present to ensure audio/video equipment is working properly and questions can be asked and answered by the community. Links will be made available to the community for Zoom and YouTube.

F. Hearing of the public

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

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

1. May 11, 2020 @ 5:00 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

_____ Chris Mills, Carriage Trails

__Y__ Caleb Runkle

Meeting adjourned at 7:02 PM .

Julie Reese, Secretary