

# Oneida School District NO. 351

25 E. 50 S. Suite A, Malad City, Idaho

October 30, 2018

## COMMUNITY MEETING MINUTES

Present: *Garrett Chadwick, Jared Lusk, Rich Moore, Brent Evanson, Brandon Ward, Valorie Ward*

Public: 50+

Dr. Moore welcomed everyone to the meeting.

Garrett Chadwick and consulting engineers spent a Friday evaluating the building. The report findings have been published. The full report can be found on our webpage under the Elementary Bond.

Garrett will be giving a brief summary tonight and sharing some photos of the findings.

He had a mechanical engineer, electrical engineer, structural engineer and a project manager from the architect firm.

They looked through the original blue prints for the Malad Elementary building.

Concrete/Mortar/Brick in failing condition. Large foundation cracks.

Doors in and out of the building in a failing condition. These do not meet ADA standards.

Windows in poor condition – majority of them are single pane.

Soffits where there are soffits are in poor condition.

Carpeting – majority needs replaced.

Floor tile in poor condition

Ceramic tile in the bathroom. We did not have to search very hard to find pictures like these.

Ceiling Tiles – need help

Interior doors – original product – single pane glass.

If it is the intent of the community to renovate this building these things need to be replaced.

Cracks diagonal on interior walls. These came from an earthquake at some point during the life of this building.

The renovation would give this building 25 to 30 more years of life.

Wires/technology showing – surface mounted.

2 Stories a real challenge. Failing in terms of accessibility.

Kitchen – electrical panels near plumbing and peeling paint at dish wash area.

Of the 60 – 70 years this building has been in service, it has been well taken care of. Most things have lived out their life, they would need to be repaired or replaced.

Structural Engineer has about another 15 + years of life in it with some improvements could maybe be extended 25+

Time turned over to Jared Lusk @ construction Services for numbers.

Jared Lusk had an asbestos survey done on the elementary.

## RENOVATION

To get this Building to 25+ years. Including soft and hard costs,

Soft costs including design fee, construction fee and permits.

Once he gives us numbers and you go to other school districts and compare numbers make sure that you are comparing apples to apples.

He took the sq. footage and went to sub contractors to get the #'s. He is giving us a reasonable number but a safe number so that he can guarantee he can do what he says he will do.

To completely renovate inside and out, Roof completely taken off and tie walls to the roof and walls to walls, landscaping, bus pick up and drop off, new windows/doors – brand new mechanical, plumbing, and electrical. New lights and flooring  
\$10,600,000 \$240 sq. foot, 44,000 sq. feet building.

## NEW BUILD –

55,000 sq. ft., 400 students \$13,800,000 \$251 sq. foot. Life of building: 75 years

No Auditorium

No office space for district offices

Aberdeen build a separate standalone auditorium with nice bathrooms 13,000 Sq. feet for \$3.2 Million

Our current Auditorium is 7000 sq. feet.

What is the difference of the 44,000 to the 55,000 sq. ft. in old building vs. new building?  
Biggest difference is the gymnasium, bigger administration area and bigger area for the sped department

Not in the report –  
Masonry on the Ag building/auto shop - It is in real poor condition.

The auditorium is in the renovation price of \$10.6 Million.

Life expectancy of a new building – useful life – guess 75 to 100 years.  
Masonry 75 years, reinforced concrete 100 years.

And new building will be at the highest code for earthquakes.

Demolition costs – we got to get rid of the asbestos whether we go with new build or renovation.  
Demolition of elementary - \$480,000 – not included in the price of the new elementary building.  
and \$150,000 to remove asbestos if we renovate and those costs were figured into the renovation

Demolition of the Old High School – Just a guess but \$480,000. What do we do with the space. More money to do something with the space. The \$480,000 is just to get down to the ground.

Can you do renovation in stages?  
Yes – but cost will go up.  
Tear down part of building to put in HVAC/ Plumbing – repair the walls for school to start again, then tear down again the next summer to do more repairs.

The plan would be to use this building if we build a new elementary.

They have built many schools with an auditorium attached, just rare to have it attached to an elementary school.  
Dr. Moore shared 2 points, new auditorium doesn't necessarily have to be on the elementary, the blueprint for the high school has room for an auditorium.

Multi-purpose /multi-use room – he asked Garrett to share with the group the idea he showed Dr. Moore of a multi-use room, it could be a PE gym, basketball court, lunch room and small stage/retractable seating.  
We would be able to get more functional use of the room. The model that Garrett shared with Dr. Moore seated 413. Our current auditorium seats almost 600.

Old gym – still usable? What will happen with it? No study has been done to see if this building can stand alone or what it would take to make that happen.

Location? - Where are we planning on building a new elementary. Dr. Moore feels like after our committee meetings it was decided that on the current campus was the best plan.

Would the 55,000 include a cafeteria and a gym – multipurpose? Yes it does include a combined cafeteria and gym.

If we renovated would it meet code? - Does not know – engineers look at obvious deficiencies. Building Codes change every 3 years.

Any building that is over 3 years will not meet the current code. Our alterations to any building have to be code. But old building does not necessarily have to be to code.

Have you seen any schools take advantage of the funds (green fill) for asbestos removal? - No neither Garrett nor Jared were familiar with these funds.

We need a new elementary with a new multi-purpose room and we would be happy! – Patron Input  
We do not like to walk to old gym, do not care about auditorium. We need a new elementary for our kids.

Committee will be meeting on Thursday to work on a survey for the community.

November 20<sup>th</sup> @ 6pm. We will have another Community Meeting, we will go over the survey results and we will have Christian from Zions here – We will talk about what this means for the tax payer.

Everyone is invited to the meeting on Thursday. It has always been an open meeting. It will be at the district office in the board room. I encourage all of you to attend.

Head-start/Alternative School – Do we have a plan for them? Would we move them into the new building? One patron voiced a concern with the alternative school near the elementary. Another patron voiced head start's concern and watching us closely to see what we are going to do, as this will affect them.

Another patron shared their feelings on not being in support of either option. And not supporting common core.

Are there any federal grants available to help us build a new school? None that they were aware of.

Meeting adjourned at 7:30 pm.

*Valorie H. Ward*

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Valorie H. Ward, Clerk