

Oneida School District NO. 351

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

July 12, 2018

CMaR MEETING MINUTES

Present: *Rich Moore, Valorie Ward, Joe Reams, Jared Lusk, Garrett Chadwick, Charles Thurber, Katie Fesler,*

Meeting called to order by Dr. Moore at 10:03 am. Dr. Moore welcomed everyone. Dr. Moore gave the group a history of our district. He discussed the past bond. How much it was for and how many voted for the bond. He shared the handout from the last bond election.

The first big question is: How much will it cost to remodel vs. new build.

It was mentioned that with today's construction standards. School buildings have a typical life span of about 100 years. In the 1900's – seventy five years was a long life.

Dr. Moore would like to set up a community meeting and share the costs and findings with the public. He would let the experts answer the hard questions. Ultimately we need to decide what the community wants and move in that direction.

There was a discussion concerning the construction costs. They have been going nuts. In short time everything has gone up by 20-25%. GPC – gets a publication on school construction. They have a graph showing historically in our area that construction costs go up by \$8 per sq. foot each year.

It was discussed about sticking to the facts and data. Those are hard to argue with. If you give opinions it gets you into trouble.

Can they look into saving the old high school gym and auditorium. Can it be done?

What have the state inspectors said? What do they recommend?

*we get written up every year. We have internal cracks that they have concern with, last 2 years serious issues with boilers and the heating system. There is also concern with wiring/technology in the elementary.

Operation and Maintenance costs need to be considered. New buildings are much more efficient. You usually get a hall pass for a good 10 years.

Any new construction has to follow the current codes. Anything remodeled does not necessarily have to follow the codes. ADA Compliant – you don't have to put in an elevator in the 2 story elementary but you may want to.

The AHJ authorities like it if you try to make the facilities better. They understand that it can be difficult to get a building up to code and will work with you.

The codes change every 3 years, so within a 3 year timeframe every building is out of code in some way or another. The inspectors realize this and will work with you

How soon can we have a community meeting? GPC – said it depends. He shared two different examples of reports that he took to the public one was for Teton School District one was for Soda Springs School district. If you want the simple report it could be done in a month. If you want one with engineers that come in and analyze everything it could cost \$40,000 and take six months.

Dr. Moore thought it would be a good idea to have the team come to the next board meeting and meet with the board and share some information and the CMaR contract would be on the agenda.

One concern that a committee member had with the RFQ process is they wanted to know how we would be getting the best bang for our buck. Is there still a bid process?

Jared takes GPC's designs and breaks them down into bid packets and then the board decides which bid it wants to go with.

The fee for CSI is 4.5% of the construction costs. We can give you an exact amount once we have a budget. You do not pay anything until the bond passes.

GM/GC method just passed two years ago in Idaho. Before that it was the Bid/Design/Build process. It is not always the best method. Two things that are priceless in this method are the team environment and staying within a budget. The team works for the school district not for each other. Schools are happy with this method because they get what they are expecting from the bond.

This will not be their last project. They rely on getting the next project and the next project after this one. If they take advantage of Oneida School District. Word of mouth gets around and they won't be getting many more jobs.

This piece will be scrutinized the most by the public. We need to make sure the language we give to the public is easy to understand.

This delivery system is confusing to the public.

Dr. Moore asked CSI to get him an electronic copy of the contract so he could send it out to the board and committee to look over before the board meeting.

He asked GPC to help educate the board and the committee and build trust, maybe explain the GMaR process.

Transparency is absolutely critical. The team understood this, it is similar all over the state.

The board meeting will be July 31st. Dr. Moore will notify them of the time asap. Joe would not be available but Jared and Garrett would be able to make it.

Dr. Moore turned the time over to Charles Thurber to make sure his concerns were addressed. Charles shared a handout with the team.

Dr. Moore took the team up to the old elementary school to look at the auditorium, school and old high school gymnasium.

Meeting adjourned at 11:15 am.

Valorie H. Ward

Valorie H. Ward, Clerk