

Elementary Bond Meeting
August 9, 2018, 6:30 PM
Elementary Auditorium

Those present:

Board: Brent Evanson, Jared Simpson, Kirk Willie, Brandon Ward by phone, Superintendent Rich Moore
Sarah McIntyre, Robert Hannah, Ferris Hess, Gene Caldwell, Kay Caldwell, Jean Thomas, Trudy Ward, Welton Ward, Diana Marteeny, Cathy Williams, Eric Crowther, Ronda Crowther, Shannon Davis, Terry Davis, Huckabys, Christine Smith, Leisa Lamb, Melanie Wittman Coleman and husband, Charles Thurber, ----Miles, Dave Buttars, Amanda Hess, Celeste Wray Smith, Shalay Teeples, Krista Blaisdell Karn, Anne Crowther, Mary Young, Jim Moss, Billy and Crystal Kimberling, Nanci Ball, Jennifer Brown, Mrs. Nimer, Brook Williams, Kris Blaisdell, Rebecca Firth, Dr. Pickett, (a dozen home schoolers whose names we don't know), Cindy Coleman, Valerie Mills, Jeff and Laurie Richins, Terrill Schwartz, Annie Briggs, Brody and Becky Williams, Troy Allen and others.

Meeting started at 6:30

Dr. Moore welcomed and gave a summary of what has been done so far. Time line has been slow by design in order to give the community ample time to be involved. We have been meeting for almost a year. Architect and construction company have been chosen by the committee and approved by the board. The architect: gpcarchitects. The construction company: Construction Services, Inc.

6:39: **Garrett Chadwick** (architect) Out of Teton Valley. Traditional way to build a school: pass a bond, design a facility and build it. However, it is important to have an idea of what you can afford. Construction delivery methods: 1. Design build; 2. CMA method, owner acts as general contractor; **Construction Manager General Contractor (this is the method we have chosen—currently favored method). Recently legalized by the state.** Advantage: brings construction manager to the table early. We have gone through the RFQ process.

Moving forward the architect will:

- Meet with patrons, board, committee, etc. to discover needs
- Facility Evaluations (bring various engineers to evaluate all systems)
- Programming – What are the needs? Visit other schools in neighboring districts. Keep meeting summaries for district and patrons. Develop ed spec. document.
- Conceptual Design: Site Analysis, Design Charrette, Meeting Summaries, Cost Estimating
- Cost Estimating

7:03: **Jared Lusk** (construction) Out of Pocatello

Committee has selected “gpcarchitects” and Construction Services, Inc. Tonight’s meeting will determine if they move forward with the contracts. Construction company keeps the architects in line. Construction company is paid a fix fee so the district, construction company and architects work together as a team. District happiness is critical to construction and architect company getting their next job. Budget is open book. If there is money left over it goes back to the district or back into the project. Change orders are handled through contingency funds.

7:16 Questions: Shalay Teeple: Time Frame for engineers? Once the contract is signed they will be here in a couple of weeks. The Board will be voting on signing the contracts tonight.

What is the architect fee? Based on the project. There will be a fee (\$13,000) for the engineers to come and evaluate pre-bond.

Dr. Moore clarification: The Board has met with Jared and Garrett and with community members at board meetings. The Construction Manager (Jared) is paid only if the bond passes. Also, the \$13,000 done during the pre-bond phase will be credited back if the bond passes.

Dave Buttar: Does pre-bond work include cost of a new facility? No, pre-bond work is to assess the existing building, but there will be comparisons available for remodel and new facility.

Gene Caldwell supports direction the board is taking so we have information about renovation and new facility.

Who determines the engineer team? The architect has a team.

Melanie Coleman: Will we have time to get word out before March bond date? Yes, the architect will make sure we have time to make the decision and allow time to get the word out.

Charles Thurber: Concerns about disclaimers. There are disclaimers such as not inspecting every square inch or going into hazardous areas. We won’t punch holes into walls, etc. However, the evaluation will be thorough.

Celeste Wray Smith: If they decide to build a new school, how long? In our experience it takes two summers and a school year. So, start early Spring when frost is out of the ground.

7:39 Start Board Meeting

Kirk Willie: Purpose to determine if we approve contracts for the architect to do pre-bond evaluations and for the construction manager.

- Jared Simpson: Motion to approve contracts.

- Brent Evanson: Second motion to approve contracts.
- Discussion: Dr. Moore: There is some extra money in lottery to cover the \$13,000 for facility evaluation.
- Discussion concerning old high school was brought up by Charles Thurber. An additional \$10,000 to evaluate that building as well. Kirk Willie was under the impression the building has already been condemned. Charles Thurber hasn't seen any official condemnation and would like to see the old high school used for district offices and possibly to house students during elementary renovation. Jim Moss believes the building has been condemned and probably also the old gym. He believes \$10,000 is a lot of money. Dr. Moore is comfortable with the \$13,000, but concerned about an additional \$10,000 for the old high school evaluation. Jared Simpson says the old high school and gym is a recent discussion, the Board really hasn't had time to think through this. Travis Huckaby suggested we move forward with the \$13,000 for the evaluation of the elementary school and see if that building is staying or going. Melanie Coleman: Do we have information to give us cost of demolition. Not sure, depends on reports the district may have. Amanda Hess: How do we control traffic during construction or renovation? They will work with the city and district and minimize effects of construction. Kay Caldwell, the old high school is a horrible eye sore and needs to have something done, we need to have an evaluation. Brent Evanson liked Travis Huckaby's suggestion to start with the \$13,000 and then decide pending on recommendation. Dr. Moore has a desire to evaluate whether or not the auditorium can stand alone and if the gym could stand if the old high school came down. Garrett responded the auditorium evaluation is included in the \$13,000 elementary evaluation. Dr. Moore: can they add a gym evaluation down the road? Yes, for a price.

Jared Simpson, motion to approve \$13,000 pre-bond contract to do an evaluation of the elementary school.

Brandon Ward, second.

Discussion: none

Vote: Approved unanimous

Call for a motion to approve construction contract with Construction Services, Inc.

Jared Simpson motion.

Brent Evanson Second

Discussion: Brent clarified that the committee has reviewed several applications and felt Construction Services, Inc is the best fit for Oneida School District. Dr. Moore clarified what they are voting on.

Vote was unanimous yes.

Kirk Willie adjourned.