

10/8/18 Closed Session

Mark Twain New Elementary Building

Directors went into closed session at 6:19 p.m. Directors took a break before they began discussions.

Members presented:

Directors Castro, Champion, Lynch, Pyevich Staley

Mike Raso, Superintendent

Dallon Christensen, Finance Director

Chris Andrus, Director of Operations

Jerod Engler, Bush Construction

Bill Bruce, Bush Construction

Colleen Skolrood, Board Secretary

**Mark Twain Construction**

Superintendent Raso said he spoke to Ryan about looking at selling of the Jefferson property in case the board decided to consolidate the two buildings. He said we are at the point where we want to look at time frame of listing the property. Director of Operations Chris Andrus asked if Bush Construction could present on Mark Twain first.

Chris Andrus said they are discussing the option of temporarily moving to a different location for the beginning of 2018/19. Bill Bruce of Bush Construction said precast schedule issues and bidding process are the reasons why. Bush Construction evaluated three different options for completion of demolition of the existing Mark Twain Elementary school.

**Option 1 – Move to Ross College:**

Relocate Thomas Jefferson and Mark Twain Elementary students' grades 2-5 to existing Ross College location. This location would be utilized from August 2019 to December 2019. This would allow for complete project (new building, demotion, parking lot, and site work) to be done November 30, 2019.

Director Lynch said this would mean that Mark Twain kids would be at an offsite location through the December break. Superintendent Raso said it would be a combination of Mark Twain and TJ students. Preschool, K-1 kids would be at TJ and grades 2-5 would be at Ross College. They would all be in the new building on January 3, 2020. Director Champion asked if they had any concerns with making left turns out of that parking lot on to Kimberly Rd. Director Pyevich said you might need to rent a cop. Operations Director Andrus said it may not be ideal but you might need to put up a sign that says "right turn only", like at Grant Wood.

Cost to lease building (\$11.42/SF) = \$170,000 (Chris Andrus believes he has the annual cost in the lease so a six month lease would be half the cost at approximately \$85,000)

Upgrade of interior walls - \$65,000

Construction of new secure entrance - \$18,000

IT connections (district does not want to share IT with Ross College) - \$25,000

Owner Costs - \$25,000  
Restroom Facility - \$25,000  
Access control @ 3 doors - \$15,000  
Temporary Facilities = \$15,000  
Total rough costs for the options are \$328,000

Director Champion said at least there are enough parking spots.

### **Option 2- Temporary Trailer Facility**

Relocate Mark Twain Elementary students to temporary trailer facility. Location would need to be determined. This location would be utilized from August 2019 to December 2019. This would allow for complete project (new building, demolition, parking lot, and site work) to be done November 30, 2019.

Cost to set up/rent/tear down trailers:

- Rental of trailers (six trailers, two classrooms per trailer) - \$300,000
- Electrical/IT setup and tear down costs - \$75,000
- Plumbing setup and tear down costs - \$75,000
- Weekly Sanitary Services - \$40,0000
- Owner Costs - \$25,0000
- Security - \$10,000

Total Rough Cost - \$525,000\*

\*Note, depending on final location pricing could fluctuate

\*Utility costs are excluded

Superintendent Raso thought the location would be at Thomas Jefferson. He said there are pros and cons to all three options. Director Champion said he does not like trailers and parking would be a nightmare.

### **Option 3 – Demolition and Site Work Spring 2020**

Complete demolition of existing building, parking lot, and site work from March 15, 2020 to July 31, 2020. New school would be turned over to school on November 30, 2019 and would start to complete demolition, parking lot and site work in the spring of 2020.

Construction Management General Conditions:

- Staff costs - \$107,000
- Reimbursables (job site office supplies) - \$1,000

Construction Management Cost to Work General Conditions:

- Office trailer, dumpsters, portable toilets, site fencing, dumpsters, traffic control, cleaning, etc. - \$45,000
- Temporary sidewalk install/removal - \$100,000
- Prime contractor mobilization and price escalation - \$75,000

Total rough costs - \$328,000

President Staley asked if option 3 is currently where we are at if we do not make any other decisions. He asked why we are paying Bush a \$328,000 premium to come back when they are already under contract. Jerod Engler of Bush Construction said our original assumptions were that we would have contracts written for site utilities, foundations, precast concrete, and steel by September 10<sup>th</sup>. He said with the various delays, this work has been pushed into the spring. President Staley said the delays should not be on the school district, but rather the design team. Mr. Engler said he is not placing blame, but for whatever reasons things just did not turn out that way. President Staley asked if he is the only board member that has a bad taste in his mouth about this whole thing. Director Champion asked what the original timeline was. President Staley said the original timeline was September and that is what got Bush the contract. Bush Construction said the original contract shows a project completion date of December 31, 2019. Director Champion asked why we are paying for costs of overruns after December. Bush Construction said the assumption they made was it would be completed before then.

President Staley thinks option 1 and 2 are a joke. He said we are going to ship our kids to a commercial property for five months and we are going to invest \$358,000 into a building that we are only going to use for five months. Director Pyevich agreed and said he does not want to pay for secure entrances and keyed doors when we are going to be out of there in four to five months. He is leaning toward option 3. Director Champion has real concerns with option 3 and how they are going to function for six months without adequate parking. He said there is no space now and then we are going to add another section of staff and students. Director Pyevich recommended utilizing Chung Kim's parking lot. Director Champion asked how they would get across the busy street. President Staley said it would be used for staff parking so crossing a busy road would not be a concern. Director Champion said he does not think it will work with 3-sections of staff and students using the old parking lot. His biggest concern with this option is traffic and parking.

Director Lynch agreed with President Staley that option 3 is essentially status quo and it carries problems that puts us seven months behind the original completion date. President Staley said everyone was under the assumption, prior to this meeting, that we would not have a complete facility until the beginning of the school year 2020.

Director Lynch asked Superintendent Raso what he thinks the pros and cons are for each option: Superintendent Raso said the pros to option 1 are that both schools would be combined at the same time, it gets kids away from the construction site, and everything will be done by the end of November. He said the cons to option 2 are security issues, the look of trailers, and parking at Thomas Jefferson. He said pros to option 3 are no additional costs, other than the \$328,000 and both schools would be combined at the same time. The cons are limited parking, access to the new building while the old building is being taken down.

Director Champion asked if this was going to be a discussion item at the November 5<sup>th</sup> board meeting. A decision will need to be made by November 5<sup>th</sup>. Superintendent Raso recommended talking about this at the next board meeting on Monday, October 15<sup>th</sup>.

President Staley said if we go with option 1 and the first time you have to bundle up kids to go outside and use the restrooms, people are going to lose their flipping minds. Director Lynch said these are the

kind of things we have to think about. Director Champion said we are going to have to explore some traffic patterns if we go with option 3.

Director Champion asked how we are going to pay for this. President Staley said it is his opinion that the district should not pay the full \$328,000. Mr. Engler made perfectly clear that it is not anything the design team did wrong. The fact is when the RFP was submitted, they plugged in some dates that would work and that is not how it worked out.

Director Lynch said option 1 is a little more attractive if families could bring their child to the regular location and then bussed to Ross College or trailer. He said options 1 and 2 will displace students and parents in the fall and Option 3 will displace students and parents in the spring.

Director Castro said we should really encourage parents to carpool. That would help.

Directors returned to open session at 7:34 p.m.