



**2016 School Study Committee
Meeting Minutes
May 25, 2017
5:00 – 9:00 p.m.
Harvey Education Center, Board Room**

Present: Ted Berryhill, Brian Bushey, Jessica Curtis, Lance Delbridge, Jon Droscha, Steve Duane, Liz Evans, Shelly Fanson, Josh Galloway, Matt Hall, Amy McVaugh, Patrick Meyers, Kerry Minshall Christopher Mumby, Mitch Perrault, Jerry Schaffer, Sandy Smalley, Joe Starch, Mike Thompson, Sally Trout, Chris Waltz, Russ Whipple, Chris Wright

Absent: Erik Cargill, Susie Disselkoen, Mike Prelesnik, Tim Williams

Also Present: Superintendent Ronald Drzewicki; Mike Kounelis & Mike Kenney, Skillman Corporation; Ted Moore & Dave Wright, Moore Trosper; Jeff Hoag, GMB; Jesse Nelson and Amy Thurston, Umbaugh and Associates

Call to Order

The meeting was called to order at 5:13 pm

Chairperson Chris Waltz welcomed the committee and explained that we will go through the agenda items and during agenda item #5 we will recap and discuss what is in each of the 4 options. We will start with the 'all in' most expensive option and continue through the 4 options. We will then have a Q&A session about the 4 options. During agenda item #8 we will ask for a motion to approve one of the proposals for the November ballot and if we get a second for the motion, we will discuss and we will vote on it. If the motion passes we will be done. If it does not pass we will look for a motion on one of the other 3 options. A yes vote means a majority. Upon a yes vote we would like to discuss support for the option that passed.

Public Comment

None

Approval of Minutes

The minutes of the May 10, 2017 meeting were approved as presented. Jerry Schaffer motioned to approve the minutes and Steve Duane seconded the motion. No discussion on the minutes. Motion passed.

Request/Clarification Forms

No comment.

Proposed Scope of Work

Chairperson Chris Waltz and Superintendent Ron Drzewicki provided the committee with an overview of the 4 options.

"All in Proposal" Total Project (revised) \$78.4 Million

North Aurelius: significant site work, land purchase (approximately \$100,000), expand parking and drop off, site work for secure entrance and gym. New construction – office space, lobby secure entrance, 2 hour wall separation (fire statute), gym. Remodeling - Secure entry, office remodel, building remodel (touch each room and bathrooms: flooring, painting, case work, general work for each room), exterior and interior doors, HVAC, new lockers. Heavy construction – (no new classrooms, but make 5 classrooms in the east wing into 4 classrooms with bathrooms to house 1st grade students, gym remodeling as a cafeteria (natural light), technology, septic. This will become a 3 section building.

Committee Questions:

What furnishings will be included? *There will not be new furnishings in all classrooms, however, there will probably be some for the remodeled classrooms and office.*

Will the kitchen be a staging kitchen or a full kitchen? *It will be a staging kitchen.*

Please explain what will be included for instructional devices. *It will be a combo of teacher equipment, audio, visual, student devices.*

Are the consultant fee's firm? *Discussions have not yet occurred about the negotiations of fees but this will come after a passed proposal.*

Steele:

Gym a little larger – in town and value to the community. The gym will be larger than the normal elementary gym. This will be a 4 section building. The older portion of the school will be demolished. The older building area will be bus pick up and drop off. The remaining remodeling and construction is the same as was discussed with North Aurelius.

Alaiedon:

There is no option to purchase land. New construction – office, secure entrance, no classroom addition, wall separation, gym, remodeling similar to North Aurelius. This will include new lockers, convert classrooms for larger space. Playground flooding would be addressed. Parking addition would be expanded to the west.

Committee Questions:

What will be the size of the fencing? *Traditionally the fencing would be 6 feet tall.* The question was raised due to security issues.

Harvey Education Center:

Nothing changed from past discussions. Use 3 existing classrooms and build 7 new classrooms, 2 special ed classrooms, and a small music and art room, media center, offices, gym/café. There would be some remodeling of 3 classrooms, asbestos abatement, technology, furniture and equipment higher than other buildings due to the additional classrooms.

Committee Questions:

Would administration be moved to another building? *In the past, we have not discussed this in detail or identified costs to move administration.*

What will future costs be to maintain technology and buses? *Within the series of the bonds we could replace some of the equipment during second and third bond issuance.*

There is HVAC improvements in all of the options being discussed this evening, there are also plans for HVAC work this summer, what work will be done? *The bond would get into the units more. The summer HVAC work will reduce costs for the bond work. This summer will have HVAC temperature controls done at Alaiedon and Steele.*

General Committee Comments:

It seems like there could be a cost savings if administration is moved to another location. It would be better to build new for the students than for administration. It may be a little cheaper to remodel than add new classrooms. Concern is that adding new rooms in HEC plus Steele could look like adding a new school. A member shared that they liked having administration between early learning and kindergarten because of the amount of traffic coming and going at early learning.

Mason Middle School:

Site work for new traffic flow, walk ways, parent pick up, parking. New construction – secure entrance. Remodel – office relocation, counseling relocation, offices, improved science rooms, HVAC, plumbing (bathrooms), some remodel to STEM and robotics, and technology. 90% of MMS classrooms will not be touched. There will be minimal furniture and equipment additions though need more.

Committee Questions:

Is a phone system included in any of the technology costs? *During the summer new phones will be installed using General Funds.*

Mason High School:

Site work for expanded drives. Additions – more parking spaces, multi-purpose room, stem/robotics/wood space, secure entrance. Remodeling – office area for secure entrance, no science room renovations, renovations to performing arts, visual arts, and general remodel is limited – 13,000sqft remodel and most classrooms won't be touched, plumbing upgrades for some bathrooms, furniture/equipment, technology, HVAC.

Committee Questions:

Why is there not improvements to Science areas? *The high school didn't need new space as was needed at the middle school. The science improvements for the high school were to move science to a more central location. After discussions with administrators it was felt other areas of the high school were more important if things needed to be scaled back.*

What is the Owners Rep doing and why do they get paid? *The Owners Rep job is to look out for the school district. It will be staffed by Moore Trosper to make sure the district gets all the work done at the best value for taxpayers.*

General Committee Discussion:

Skillman will be the construction manager. GMB will do the engineering. Both the architect and construction manager should be working for the school district so an Owners Rep would not be needed. The district felt that they were lacking sufficient skills to oversee the project and that it was in the best interest of the district to have an owner's rep looking out for the district.

Option 4 \$67.2 million

Same as the 'all-in' option but fewer things at the middle school and high school. The middle school and high school would get security, technology and HVAC.

North Aurelius, Steele, and Harvey Education Center would have the same scope as the All-In option.

Middle School - limited site work for sidewalk and secure entry. New construction is secure entry. Remodel – office space. Counseling, science won't be done. Will include technology and HVAC. Bathroom remodels will also happen. No remodel of STEM/robotics.

High School – very little site work for secure entry. No other new work or remodel. No classroom work. Some plumbing to allow upgrades to bathrooms. Will include technology and HVAC.

Committee Questions:

Could there be some shifting of designs during the design phase? *Yes there can be but not a tremendous amount of changes.*

Will high school foundation issues with old gym be addressed? *Yes it will be.*

Option 3 \$60.8 m

All items mentioned in the 'All – in' option would still be included for Steele and Harvey Education Center. There would be scaled back work for North Aurelius, Alaiedon, Middle School and High School. All buildings would receive technology, security, and HVAC improvements.

North Aurelius all site work will be done, secure entry, office and lobby, and new gym. Remodeling will be minimal for the secure entry, no new lockers, no conversion of classrooms, HVAC will be done, technology, no plumbing but septic will be covered. There will be 4 classrooms open to use but there will still be some instructional space in the current make-shift rooms.

Steele – stays the same.

Alaiedon – some site work, new gym, no classroom work. Secure entrance, technology.

Middle School and High School work will be as described for option 4.

Option 2 \$56.8 m

No new gyms at North Aurelius or Alaiedon.

All four options include the purchase of buses.

Pro Forma Financial Data – Jesse Nelson, CPA, Umbaugh

Jesse Nelson, CPA and partner with Umbaugh & Associates

Discussion of length of bond and a committee member felt 30 years is a long time and thought 20 to 15 years a better option.

Questions Regarding the Four (4) Options:

Is the committee limited to the four choices as presented this evening? *Yes.*

A committee member stated that they did not recall taking a vote in prior meetings that there would only be 4 options to selection from. Chairperson Chris Waltz explained that a committee member, Russ Whipple, volunteered to develop 4 options based on the past months of committee

discussions. The committee member that raised the comment did not like the fact that there was only 4 options to select from.

What scope of work does the first series of bonds cover? 2nd series of bonds? 3rd series of bonds? *The first series will cover the elementary schools and technology improvements.*

Does the recommendation to the board include what the series of the bonding should be? *The Board will finalize the bonding series. This evenings vote is on scope of work*

Motion to Approval Proposals for November Bond:

Patrick Myers moved to present to the board the \$78.4 M bond proposal. Jon Droscha seconded the motion.

Committee Discussion:

If this evenings vote is a majority, that option will pass. Is the committee done at this point or do we discuss a second option? *Once we get one that passes we are done.*

A committee member shared that he/she is opposed to highest dollar option because there is not enough difference in what we asked for before and what we could ask for with the highest amount. The member feels the community will not go for it. Several members agreed and discussion continued on asking for a smaller bond amount now and then going back to the voters for another bond in 5 years.

Another committee member shared that they would support the highest dollar option and feels with the right 'yes campaign' that it would pass. This member hoped that all current members would help promote the proposed bond. Discussion continued that although the highest dollar option is close in price to the last bond that the scope of work has changed. Several members felt the highest dollar amount was too much to ask for.

General discussions continued about making sure the community understood that this committee listened and did not go back to the community with a high dollar ask and that Harvey Education Center was addressed.

A member shared that the committee has not done anything to address community survey responses related to lack of trust with the Board and this needs to be considered.

A member shared that it is a very small increase in tax dollars to have the 'all-in' option and that the 'all-in' option is the only one that improves instructional needs. Another member agreed that instructional needs are very important to include in the bond proposal.

A member shared that although they want all the items included in the proposal that they are concerned with going to the community again for \$80M and that it would not pass. It is important

that this time around the bond passes because the schools need improvements now. Other members agreed that this would be a good approach and would show the community that the committee listened to their concerns and to go back to the voters again in a few years. A member shared they disagreed that overcrowding is the most important issue when instructional needs are. The overcrowding is more the immediate need.

The committee took a short 5 minute break.

Patrick Meyers withdrew his motion for the \$78M “all in” option. Patrick Myers motioned to present to the Board the \$67.2 M proposal. Sally Trout seconded the motion.

Committee Discussion:

General discussion occurred for various members that would support this proposal.

The motion was voted on by each member and passed by 19 yes to 6 no.

Chairperson Chris Waltz asked for a show of hands that would support this proposal in the community. The majority of the committee raised their hand.

Public Comment

Board Member Laura Cheney thanked the committee for their work and recognized the open and honest discussions from the committee members during the evenings meeting.

Superintendent Ron Drzewicki thanked the committee for their time and commitment to the process.

Next Meeting

- Board of Education Meeting, Monday June 12, 2017 at 7:00 p.m.

All members invited to give support for the proposal provided to the Board. Board sometimes has questions. Last time Chair gave the overview to the Board.