

Douglas County School District *Minutes Approved*
Special Meeting *December 11, 2012*
Douglas High School
Minden, Nevada
Thursday, November 8, 2012
3:00 p.m.

MINUTES

Present:

Trustees:

Sharla Hales, President
Teri Jamin, Vice President
Karen Chessell, Clerk
Ross Chichester, Member
Randy Green, Member
Thomas Moore, Member
Cynthia Trigg, Member

Present:

Personnel:

Lisa Noonan, Superintendent
Holly Luna, Chief Financial Officer
Scott McCullough, Project Manager

1. Call to Order

Mrs. Hales called the meeting to order at 3:00 p.m. Mrs. Chessell led the Pledge of Allegiance.

Mrs. Chessell moved to adopt the agenda, seconded by Mrs. Trigg.

Motion carried, 7/0.

The power was out at Douglas High School due to high wind; therefore, this meeting was not recorded.

Mrs. Hales congratulated Ms. Jamin, Mrs. Chessell, and Mrs. Trigg for having just been re-elected. Neal Freitas was congratulated for being elected as a new Board member.

Public Comment

Mrs. Hales called for public comment on items not listed on the agenda. There were no comments offered.

2. Douglas High School Schematic Design Review and Approval (Discussion and For Possible Action)

Holly Luna, Chief Financial Officer, introduced Turner Construction representatives, Rick Kasa, Mike Penney, Cliff Kunkle, along with H + K architects, Mark Johnson, and Jeff Klippenstein. Ellen Mejia Hooper, SKW Architects, was recognized although not present at this meeting, along with district staff - Gary Cullen, Scott McCullough, Marty Swisher, and Tom Morgan – for efforts to date in the construction process.

Ms. Luna reviewed a timeline and noted the steps accomplished to date. High school specifications

had been approved, the CMAR team chosen, and a preconstruction budget approved that included contracting with the architect firm. Soft costs in the budget were also approved allowing for review of more detailed site improvements to begin. A Master Plan for Douglas High School had been developed by stakeholders, along with Phase 1 priorities, and approved by the board. With Phase 1 priorities established, the Owner/Architect/Contractor (OAC) team met to develop the first conceptual drawings to align the priorities established for Phase 1 with the budget.

Mr. Johnson presented the DHS Schematic Design. The process to complete the design had begun in March after the Master Plan and Phase 1 priorities had been established. Upon decisions around top priorities for DHS, the scope of work was created and now provided to the Board. All buildings on the campus would be included in the renovations, with the exception of the Media Center. Projects slated for the upcoming summer included better accessibility to restrooms in the 100 and 200 buildings, improvements along the front of the building on Hwy. 88. With the 100 building the main gym would be renovated to include the replacement of bleachers, a new HVAC system and refinished flooring. The next sequence of construction would include relocation of the kitchen and its service entrance to the northeast corner of the multipurpose room. This would allow for expansion of the Commons area; therefore, encompassing more seating for students. Administrative offices would be renovated, and counseling offices moved to the existing kitchen and leadership areas. Also, JROTC would be relocated to the current computer lab classroom. The nurses' station would also be increased in size. The small gym would be expanded to include a full size basketball court; the dance room reconfigured as well as the storage; and the special education classroom size would increase and include a fully equipped bathroom. The new design also added an indoor/outdoor quad space not presently on campus.

Ms. Luna stated the goal was to complete renovation and move the 9th grade class into DHS in the fall of 2015.

Mrs. Hales called for questions.

A question was raised regarding improvements to the sound quality of the gym. Board members requested that acoustics would be on the list of items to address in the big gym, during planning and prior to completion of the gym's interior. At this time, suggestions for changes to the design of the structure of buildings and the overall campus were under consideration. Discussion ensued as to seating availability in the small gym. The addition of bleachers was noted to eliminate approximately 60 persons who had stood in the past. Mr. Johnson stated improvements to the small gym would serve to allow 2 games at once on campus and offer 3 teaching stations during the school day. This auxiliary gym would not be ideal for a tournament (although the court would allow for a tournament); this would accommodate JV and varsity basketball practice simultaneously.

Mrs. Hales called for public comment. There was none.

Mrs. Hales acknowledged students in the audience.

Turner Construction representatives noted the largest single item for improvement would be the addition of a new two story STEM classroom building on the east side of the campus. Plans for the STEM building were explained. Chemical controls were included as required by building codes.

At 3:45 p.m., Mr. Chichester stated he was part of the Debt Management Commission Board and left at this time to participate in the DCSD Bond approval discussion to be held at Douglas County.

Discussion ensued as to details including landscaping and concrete work that individuals questioned as shown in the DHS design booklet.

Mrs. Chessell suggested improved lighting between the main office and parking lot.

Dr. Noonan explained that the STEM building would be used for multiple purposes and designed accordingly. STEM initiatives would not only be contained within the new building.

Next, the proposed addition of a new CTE building on the north side of the 500 building was discussed. The welding shop would be moved out of the 500 building and contained within a separate space, allowing for renovation of the vacated space in the 500 building. The welding storage area was destined to be combined with existing parking space once the greenhouse was relocated to an area near the 600 building.

Board members discussed whether or not a need existed for restrooms in this shop area. It was explained the small bathrooms in the Commons would be eliminated and that larger bathrooms were included in the 100 and 200 buildings, as well as the new two story building. Mr. Moore suggested the new infrastructure include plumbing out to the proposed shop area. Ms. Luna offered that water was currently planned, although not sewer.

Ms. Jamin suggested asking for student input from those present. Mrs. Hales called for comments. There were none offered.

The process of paring down the DHS construction budget was reported to be extensive, and included 2.5 months of time working to review a variety of scenarios to keep the project at \$17 million in allocated funding. The Schematic Design Estimate for Phase 1 was not sorted by priority but rather to identify the individual projects. The final estimate offered to the Board this evening equaled \$16,941,000.

Ms. Luna informed the Board that it was intended to split the construction into two separate schedules with the main gym renovations, bathroom ADA upgrades, and Hwy 88 frontage improvements planned for summer 2013 with the bulk of the Phase 1 priorities completed by fall 2015. Given approval today, DCSD would go forward with the summer 2013 project list. Final thoughts on sound systems and bathrooms suggested at this meeting could be covered in more depth at a later stage of construction. Additionally, an impartial third party was reported to have analyzed the schematic design costs by line item / project with a result within \$150,000 of the estimate offered today.

Mr. Moore moved to approve the Schematic Design for the DHS Phase 1, Master Plan project as presented by staff, with the major concerns of audio in the large gym and feasibility of bathrooms in the shop classroom raised at this meeting to be reported to the Board at a later time, seconded by Mrs. Trigg.

Motion carried 6/0.

3. Gardnerville Elementary Final Budget and Soft Costs Review and Approval (Discussion and For Possible Action)

Holly Luna, Chief Financial Officer, provided a report of additional expenditure items budgeted and approved by the Board in September 2011 for the Gardnerville Elementary construction. The additional items incurred outside of the Guaranteed Maximum Price (GMP) approval included hazardous material abatement, playground improvements, expedited construction schedule, and owner contingency expenditures. Scott McCullough, Project Manager, was able to expand the scope of construction through the owner's contingency to fund additional new carpeting and cabinetry, and ceiling improvements. Late in the construction schedule, a bathroom remodel in the old 100 hall was required due to deficient and aged infrastructure resulting in approximately \$50,000.00 in additional expenditures.

Mrs. Hales called for public comment. There was none.

Mrs. Trigg moved to approve final expenditures for the GES project as presented by staff, seconded by Mr. Moore.

Motion carried, 6/0.

**Adjournment
(For Possible Action)**

Mrs. Chessell moved to adjourn the meeting at 4:53 p.m., seconded by Mr. Moore at 4:53 p.m.

Motion carried, 6/0.

Submitted by,

Carolyn Moore
Secretary to the Board of Trustees

Approved:

Clerk of the Board

Note: Upon approval by the Board of Trustees in a public meeting, these minutes become the official minutes of the meeting held on the above date. Board minutes are kept on a permanent basis and are available for public review in the office of the Superintendent.