

December 30, 2013
Long Range Planning Committee
6:00 p.m.
Administration Building, Conference Room
20670 Walker Street
Harrah, OK 73045

Art Bode called the meeting to order at 6:05 p.m.

Committee members present: Paul Blessington, Danny Boyle, Larry Fryar, Sammy Martin, Greg McIlvoy, Tami Blomgren, April Halferty

Guests Present: Ron Fisher, Kim Bishop, Boldt Construction representatives, Dave Weigert, Carrie Weigert, Angela Holmes, Beverly Jones

The committee reviewed the minutes from the December 16, 2013 meeting. Mr. Boyle made a motion to approve the minutes, second by Larry Fryar. Minutes were approved.

Paul Blessington discussed Peak Uptime's estimate for the network infrastructure. He stressed that technology costs would be bid out. The use of the document is for estimates only. Peak Uptime originally toured the sites to inquire district technology needs. Art Bode stated that any improvements to technology would allow for any future growth and also allow for any changes in grade level adjustments to sites.

Art Bode introduced Boldt Construction guest to discuss capital improvement estimates to the sites. Boldt presented slides and printouts for understanding of numbers. There was much discussion regarding the grading scale that was done by Boldt Construction on all the sites roofs. This grading level was used to make the priority list of needs for the district. Larry Fryar asked if roof replacement at Virginia Smith Elem. and Clara Reynolds Elem. is a hot tar roof? Boldt responded with that the roof replacement would be similar but with a membrane sealant type material. The life expectancy is 20 years for the installation and manufacturer's warranty. Mr. Blessington also stressed that roof replacements would be put out to bid. HVAC units are to remove old units and replace with new units.

High priority is Clara Reynolds Elementary and HS HVAC units. Adding furnaces to the high school gym was discussed but is about 5th on the priority list for capital improvements.

Larry Fryar said as a temporary way to get us through to get to the point that we pass a large bond in two years, would be to apply the remedial improvements to VSE which is an estimate of \$900,000. This would improve VSE roof grade from an F to a D. If you did the same thing at RBE it would be a total of \$352,500.

Paul Blessington said that he has battled roof problems at each site since he has arrived on the job. Estimates from Oklahoma Roofing suggested that roofs need to be repaired at CRE and VSE. CRE needs a new roof and HVAC as a first priority. High School, HVAC units is a 2nd priority on capital improvements. Oklahoma Roofing estimate for a modified bit roof is \$855,815 at CRE and \$536,175 for VSE a new roof.

It was noted that it would be hard to sell to the public that we are just buying ourselves two years of time on a roof.

Paul Blessington recommended to the committee to replace CRE roof and HVAC as top priority.

Sammy Martin spoke about touring the sites in regard to fire alarms and fire suppression. It was recommended that the district look at each site separately. Automatic Fire Control toured with them and estimates approximately \$200,000 to repair panels, smoke alarms, etc. VSE fire sprinklers need to be tied into existing fire alarm system. Boldt says fire suppression/alarms will have to be up to code to get a building permit. April Halferty and Tami Blomgren asked about the safety of the children at CRE and other sites in regards to the fire alarm systems. Blessington explained the quote is approximately \$200,000 and would make the systems efficient and safe.

Ron Fisher spoke about the language of the bond and said state statutes read that districts must list out 70% of costs. He likes to list 100% of what the district wants to spend. Of this 100% you have to spend 85% and the other 15% is for emergency. When the resolution is developed it is suggested to keep the language broad for building bonds. Get specific on the sales pitch and if you save money that money goes back to ballot items. Suggested to list big items, roof, HVAC. Public relations will be a big issue. Build in a contingency and use the statement that Mr. Boyle suggested "under promise and over deliver". Breakouts need to include contingency.

Committee approved that Art Bode present to the Board the following totals: \$3,686,094.84 which includes technology, CRE new TPO roof, remove and replace HVAC units; remove and replace HVAC units at the HS; update fire suppression system.

There was discussion regarding our maintenance crew to install new HVAC units, but under direction from Boldt there was concern about the warranty of the new units. Most companies require certified technicians so that warranty does not become void.

Public Input

Angela Holmes shared that she was a strong opponent to last two bond issues. She now understands the importance of this bond passing. She questioned the 2011 bond issue which replaced the High School roof. Where is the warranty? She wants to be an advocate for this bond issue and stated that people are concerned with where the money has been spent. She stated that six bond issues have been passed in the last 10 years according to the information she received at the County Election Board. She had questions regarding the millage which Ron Fisher explained. Angela stated that the public needs to be made aware that they are receiving a “tax holiday” and that there will be a much needed tax increase. She also spoke of her concern about the mold issues at CRE. Mr. Martin told her that the committee had made a CRE new roof and HVAC units a priority and that we chose one project to fulfill to 100% completion. She also stated that one of the bond issues passed in 2004 was an emergency levy bond for utilities.

Ron Fisher – He gave the history about the \$3.75 million bond issue. Patrons are having a tax holiday and this bond will get the district back up to 22.5 mills and it gives us the ability to pass small bonds every two years. A larger bond issue would limit the district to a minimum of 5 year term and couldn't pass another one for 5 years. Construction costs become inflated in five years, etc. He explained the time frame of the bond issue. Bond would be voted on April 1st, 2014 and the election board would certify the results on Friday, April 4th, 2014. The first series of bonds would be sold on April 7th, 2014 and it would take approximately 3 weeks for the sale due to the information being published in the newspaper for 2 weeks. Once the bonds are sold, it takes approximately 45 days for the legal steps. District would receive funds at the end of June. The second half (balance) would be received in the first half of July 2014. Currently the Feds are keeping the interest rates low. Bid specs could be put out before bond is passed and certified, contracts can't be signed until money is in hand.

Art Bode summarized

Technology	\$2,010,000.00
Fire alarms/suppression	\$200,000.00
CRE HVAC & Roof	\$850,000.00
HS HVAC	<u>\$420,000.00</u>
Total	\$3,480,000.00

The balance would be split up by percentage by project. Art is going to put a summary together with a dollar figures to propose to the Board. He will email to the committee along with talking points for the committee.

Meeting adjourned at 7:55 p.m.