

Minutes of Special Session

Board of Education Ogden City School District

Tuesday, August 14, 2018 · 6:00 PM · 1950 Monroe Boulevard, Ogden Utah

President Heiner called the meeting to order at 6:00 p.m. The following were present when the meeting convened:

Members Present:

Jeff N. Heiner, President
Jennifer Zundel, Vice President
Douglas B. Barker
Don E. Belnap
Nancy Blair
Joyce Wilson

Members Absent:

Susan Richards

Staff Present:

Dr. Rich K. Nye, Superintendent
Zane K. Woolstenhulme, Business Administrator
Paula Bosgieter, Executive Assistant

1. **Special Session, Board Room**

a. Administrative Appointments

Superintendent Nye announced that Stacey Briggs, principal of Highland Junior High School, has accepted a professional opportunity with another district and proposed that Terry Humphreys, principal at T.O. Smith Elementary, be appointed as the principal at Highland Junior High School. He also stated that Leanne Rich, former principal of Odyssey Elementary, will serve as interim principal at T.O. Smith Elementary until a permanent replacement can be hired.

MOTION: Board member Don E. Belnap moved to approve the administrative appointment of Terry Humphreys as Highland Junior High School principal, seconded by Jennifer Zundel. The motion carried unanimously.

b. Discussion Outline re: Polk Options for 2018 Bond

- Introduction of guests and general comments: Zane K. Woolstenhulme, Business Administrator. Mr. Woolstenhulme summarized the action of the school district over the past few months and noted there has been some confusion within the community and the board. The purpose of this meeting is to clarify issues regarding Polk Elementary in order to prepare for the bond language. He then introduced Greta Anderson and Steve Cornell of FFKR. Mr. Cornell brings a particular perspective as he was involved in the renovation of Ogden High School. It was noted a special meeting is scheduled for next Wednesday to define the final ballot language.
- Comments, Findings, and Thoughts: FFKR Architects Greta Anderson & Steve Cornell. Greta Anderson, with expertise in designing education environments, presented her findings: secure vestibule will be challenging to accomplish; site access, i.e. zoning & drop-off; supervision with one main hall and classrooms off the main hall may not be possible; accessibility such as elevator and access to playgrounds; modest campus-size which may require phased construction at additional cost; traditional, tall classroom spaces and how they fit with 21st century classrooms; technology access. Steve Cornell, preservation architect, also shared his findings: Polk does not present any new issues and he knows how to mitigate them; not as much decorative interior as Ogden High School; needs seismic enhancement and upgrades for technology, mechanical, electrical, heating/cooling systems; there will be trade-offs in renovation – it may not meet the standard for a 21st century learning environment; Collegiate Gothic exterior with character and embodied culture; there are risks and rewards with any preservation project.
 - Q&A: Any old building will have some embodied culture; they can be inspiring to walk into and makes you want to be a part of that place.
- Comments, Findings, and Thoughts: Hughes General Contractors Estimator Tony Nichols. Mr. Nichols shared the following findings: estimate of additional cost for

seismic retrofit and historical preservation approximately \$2.9M over building a new space of similar size for the 1926 portion only; assumptions included in estimate: clean exterior brick, strengthen deck, replace steel windows and custom doors, ADA ramp, repair entrances on west and south sides where existing additions are attached, interior gutted with shear walls, strengthen concrete floors and tie in to shear walls, elevator shaft, shotcrete inside and outside walls, strengthen wood deck and floor/roof joists upgraded, add plywood deck and level floors, replace floor in lower level with expanded footings. There could be additional items needed following preliminary engineering studies and once the work begins.

- Q&A: After money is spent on engineering and architecture, you would have a better idea of the actual cost. Inflation factor of 5% per year is typically used for a project over time. Recommended finding folks with ties to Polk to get the best pricing. Set-aside for contingency would be estimated at \$5M for unforeseen circumstances; usually plan for 2-3% contingency for a new building but this project should carry 15% and once plans are done 5-7% should be allowed. Mr. Cornell added comments regarding the design process and how to stay within budget with a good Construction Manager/General Contractor and design team.
- Comments, Findings, and Thoughts: EDA Architects Bob Herman. Mr. Herman has expertise in working with renovated buildings and worked on Ogden High. He shared information on recent projects throughout northern Utah. He thinks it would be fairly simple to transform Polk into a great learning facility; taking this embodied culture or history of the building and being able to maintain the historic attributes. He stated the predictability of projecting costs for renovation can be done; it will be dependent on making sure an upfront investigation of the project is done and maintaining close monitoring of expectations throughout, even using processes such as value engineering to bring the project back into budget if there are problems. Polk was designed by Leslie Hodgson, a premier Utah architect who designed Ogden High, Egyptian Theater, the David Eccles building, the Municipal Building, and the Forest Service Building, as well as others in the Ogden area. The Polk building is powerful in reflecting values of the community and could be a great object lesson for our students.
 - Q&A: Board members asked if it makes sense to include this project in the bond before we've completed advanced studies and are unsure of expenses. Mr. Herman explained Weber County Library recently authorized a bond for renovation before completing studies for actual budget. He recommended including a reasonable contingency in both the design phase and construction phase. There will be trade-offs with renovation, such as small classroom space; however, a creative design team can help with that. The good thing about this project is the renovated section only represents about a third of the total space which will leave room for new design. McGillis School on 8th South and 13th East in Salt Lake City shows a good example of a school with combined renovation and new construction.
- Comments, Findings, and Thoughts: BHB Engineering Andrew VanHook and Chris Hofheins. Structural study to seismically retrofit the building to a life safety performance level done in May; life safety performance level means the building may not be usable following a seismic event. Mr. VanHook clarified cost estimates for retrofit versus new construction on last slide of May presentation. \$18M includes retrofit of original building plus 50,000-55,000 sq. ft. new construction. Mr. Nichols from Hughes shared costs per square foot for three new schools being built currently, ranging from \$197 to \$257 per square foot. Assumptions: unknown of soils, architectural and MEP, window replacement, new construction cost based on typical new school construction.
 - Q&A: Board has a big decision to make on limited information at this time. Greta Anderson of FFKR stated the ballpark investment to get all the information necessary to make a decision would be an estimated architectural fee through schematic design, including MEP for approximately \$500,000. She recommends adding enough in contingency to cover all the unforeseen conditions.
- Comments, Findings, and Thoughts: BDK Joint Venture --- John Kemp and Dan Mills, selected by the State of Utah to oversee the construction of the Utah State

correctional facility. They have experience with many projects similar to the restoration of Polk. Presented findings and concerns: significant ADA enhancements needed such as elevator and bathroom accessibility; exterior/decorative terra cotta and foundation cracking, historical window replacement; exterior insulation; life safety elements in interior; additional room entrances; guardrails and handrails too low; new landscaping; new roof; structural upgrades; exterior upgrades; shotcrete on exterior walls; shear walls; repair structural concrete and trusses; upgrading wood floor; brace ornamentation on outside of building; MEP systems would be all new; overhead ductwork would lower ceilings; larger footings/foundation work; most of interior would be demolished, may be able to save existing floor systems. Challenges: structural upgrades; students displaced for a full school year. Unknowns: we will run into them; can do a scan of the existing building to give schematic design; use existing historical data available and allow contingency. Structural shear walls explained: shotcrete 6" thick plus additional furred-out wall with insulation, would lose a foot on every wall and two feet through the width of the building. Average cost estimate of \$241 per square foot. Recommendation to hire a team for study to develop design concepts, develop an estimate, review, lidar scans, level of seismic upgrades you want to do: life safety, operational, or other option; consider limitations of renovated space. Life safety to occupancy level is about 30% on just the seismic cost; to go to the next level is 70-80% increase.

- Q&A: Renovation vs preservation – is it the same thing? Is there a tipping point where you would consider demolition and new construction instead of renovation? They feel like the board could have a pretty good estimate of the cost but the hardest thing to predict is the market. There needs to be a commitment level and an understanding of the cost in order to proceed with the project. Schematic design is typically not done before a bond passes. Construction costs are escalating. Greta Anderson added that if the Polk project isn't the first out of the gate, all the more reason for a higher contingency.

➤ Board Member Discussion, Comments & Q&A

- Costs estimated at \$27M-\$30M; not at \$18M. The board will need to pick a reasonable number and then work to stay within budget from design to completion.

President Heiner thanked all presenters and community members present and board members added their appreciation as well. Mr. Woolstenhulme will have numbers as to what the tax increase would be with different scenarios. The board's decision will be how much to bond, how much to allow for contingency and which scenario to select. Mr. Woolstenhulme clarified the Truth in Taxation process and explained if the bond referendum passes, we'll need to raise taxes. The board could renew the motion; however, Board Member Don E. Belnap stated the public should decide to raise taxes by voting for the bond with an increased tax rate.

Note: A copy of related materials and an audio recording of the meeting can be found at www.ogdensd.org

President Heiner adjourned the meeting at 8:14 p.m.

President

Business Administrator