

FACILITIES COMMITTEE MEETING  
IOWA CITY COMMUNITY SCHOOL DISTRICT, COUNTY OF JOHNSON, STATE OF IOWA  
BOARD ROOM 509 S. DUBUQUE STREET  
4:00 PM WEDNESDAY, DECEMBER 8, 2010  
CHAIR MIKE COOPER, PRESIDING

MEMBERS PRESENT: Mike Cooper, Patti Fields

MEMBERS PRESENT VIA TELEPHONE: Michael Shaw

MEMBERS ABSENT: Toni Cilek, Tuyet Dorau, Gayle Klouda, Sarah Swisher

OTHERS PRESENT: Superintendent Steve Murley, Board Secretary Paul Bobek, Assistant Superintendent Ann Feldmann, and Physical Plant Director Paul Schultz

Chair Cooper called the meeting to order at 4:07 PM. Chair Cooper noted that the context for tonight's meeting is to receive information regarding the district's facility needs.

Horn Elementary School Update

Physical Plant Director Schultz presented a Horn gymnasium update and that that project is progressing satisfactorily and is on time.

Directors Klouda and Cilek arrived at 4:08 PM.

Director Dorau arrived at 4:10 PM.

Director Cilek asked about the e-mail directors received regarding the Horn boundary attendance zone. Assistant Superintendent Feldmann noted how the relationship between the Horn boundary and Roosevelt closing work together. Superintendent Murley and Assistant Superintendent Feldmann will work together to bring a draft to the board to explain these boundary concerns and timelines. Director Cilek suggested this topic be discussed at the full board meeting as well.

Elementary School at the Development at the Crossings

Assistant Superintendent Feldmann noted that this item is on the next board agenda for approval at Step 4, which is 75% complete. OPN, the district architect, are planning to send to the city the site plans for review by the end of the month.

Physical Plant Director Schultz provided the board an update on the City of Coralville's plans to run fiber in that area and how it will impact the school district. Mr. Schultz reported on meetings regarding the utilities and that we are now waiting for OPN to provide an updated budget. Director Klouda noted this project needs Step 3 approval as well and recommended that steps 3 & 4 be granted or sought at the same time.

Roosevelt Re-Purposing Study

Chair Cooper reported on the Roosevelt Repurposing Committee meeting noting the committee has met twice and is scheduled their third meeting next week. He noted there is no interest by the City or the County to use Roosevelt at all. Director Klouda shared with the board a recent Daily Iowan article regarding city interest and use for Roosevelt. Chair Cooper reviewed the

article and said that was news to him and most likely the committee as well. Chair Cooper reviewed that the committee has brainstormed approximately 20 ideas or options and that the next steps include how to market the building and to narrow down the list of options. Director Klouda noted the board's duty to the tax payers to maximize value from Roosevelt and to know what the fair market value for that property is. Superintendent Murley suggested directors may wish to consider an appraisal of Roosevelt.

#### Audit of Temporary Facilities and Placements

Superintendent Murley reported principals have provided him with each buildings use of the 32 portables that are currently in the district. Nine are on the east side with 23 on the west side. Superintendent Murley noted that in total, there are approximately 1.5 elementary schools in portables.

#### Attendance Zones – Hills and Lincoln Elementaries

Superintendent Murley reported on his meetings with Hills and Lincoln parents, specifically addressing those schools progression to City High. Superintendent Murley noted that parents are concerned about the path students will need to take to get to school and thus concerned about the continuous progression for students in grades 7-12. Superintendent Murley reported that on average 51 students per grade level exist between Hills and Lincoln and noted that Southeast Jr. High currently has capacity with continuous educational experience for this number of students. Parents believe this is a good solution, but some parents continue to express concern about the distance of getting to school. Superintendent Murley noted that approximately two to three weeks before registration materials go out. Director Cilek noted it should be a board priority to address the question when is a school viable. Directors requested preliminary enrollment for Hills and this should be discussed at the next board meeting. Director Klouda noted the board should consider the Jr. High boundaries and noted that if this occurs there could be capacity at Northwest Jr. High which could accept students from North Central Jr. High which would then negate or continue to defer the school building addition at North Central Jr. High.

#### Election of Chair

MOTION BY DIRECTOR FIELDS, SECONDED BY DIRECTOR DORAU FOR DIRECTOR COOPER TO BE THE CHAIR. IT WAS THE CONSENSUS OF THE COMMITTEE.

#### Comprehensive Facilities Plan

Executive Director of Administrative Services Bobek distributed to directors an update on this year's SFIP. Directors have not approved the SFIP in its entirety for this year and the materials Mr. Bobek distributed summarized the board's action to date. Mr. Bobek noted that the SFIP provided to directors on July 2, 2010 was the starting point and reflected projects approved by the board at their January 26, 2010 meeting and then again at their July 13, 2010 meeting. Mr. Bobek also identified in tonight's SFIP both projects the administration will be returning to the board seeking board approval. Mr. Bobek distributed a list of undesignated small projects which is new. Previously directors asked for as much information on projects spent at each building and this was an attempt to provide that request. Mr. Bobek also shared with directors the ten year estimated summary with updated sales tax revenues and explained the reason for those changes. The updated projects list was reflected in this summary as well as the annual short and overage and its cumulative short and over. Mr. Bobek noted how inflation is captured and reflected in these projections. Projections remain at an estimated 5% per year inflation factor, which in aggregate adds almost \$35 million of estimated expense to the project. Mr. Bobek

reported the difference between the 4% and 5% annual inflation factor was approximately \$7.7 million. Mr. Bobek then reconciled the total projects presented in the July 2, 2010 SFIP to the total projects presented this evening identifying project by project the differences.

Director Klouda noted that those items the administration is not seeking approval for this year don't simply disappear and fall of the schedule, but the administration may need to consider them next year as well. In addition, Director Klouda noted that in the 2014-2015 year, there is only one project presently identified and is concerned to think what the plan is spending too much money in the early years and not spreading out revenues to finance projects in future years. This document should be a planning document to assist in prioritizing which projects are completed and when and should also include the rational and systematic methodology for that prioritization. Director Dorau suggested a two pronged approach to prioritization that includes facility and academic needs. Director Cooper reported on a recent visit to Northwest Jr. High noting how the science labs could be considered as well. Director Fields suggested the board be proactive recognizing in 2013, the district participates in the state wide pool and will lose significant annual revenue. It is the administration's intent to bring next year's SFIP to the board in January 2011. It was also noted that this document will be titled in future years the Comprehensive Facility Plan. Director Klouda also requested the dollar threshold for specific projects identified in this plan be established.

City High School Fine Arts Addition

Assistant Superintendent Feldmann reported this project will be coming to the board at a January 2011 meeting for board approval. As it presently stands, it is estimated this project will cost approximately \$6.5 million and Ms. Feldmann reviewed for the board the scope of work.

Director Fields left the meeting at 5:45 PM.

The board asked the administration to share with the City High staff that the board is still concerned about the \$6.5 million price tag when the project was originally identified at \$4.5 million and requested the staff identify which future projects could be cut to finance the additional \$2 million needed at the \$6.5 million level.

Paul Schultz distributed to directors an update as well on the City High Fine Arts Addition.

The remaining agenda items were deferred until a January 2011 Facility Committee meeting at which time Superintendent Murley and Chair Cooper will develop a draft agenda.

Chair Cooper declared the meeting adjourned at 6:10 PM.

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President

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Board Secretary