

CONSTRUCTION ADVISORY COMMITTEE MINUTES

December 7, 2005

The Construction Advisory Committee was held in the large conference room in the Support Services Annex, 3308 Canal Street, Fort Myers, FL beginning at 3:35 p.m.

PRESENT (MEMBERS*)

Nelson Glueck*
Chris Mills*
Karen Rubin*
Ronald Kent*
Deanne Robison*
Art Steidell*
William G. Moore
Reggie Snell
Steven K. Teuber
Jeannie Bajaaná, Recording Secretary

ABSENT

David Collins*
Raymond Campbell*
Reynolds, Shelton*
Carlo C. Lane*
Susan Waite*
Rocio Restrepo*
Ophie Franklin*

VISITOR

PUBLIC COMMENT:

Mr. Mills asked if there were any public comments and there were none so he closed the public comments.

REVIEW AND APPROVAL OF THE MINUTES:

Mr. Mills asked the Committee to review the minutes for November 2, 2005. Mr. Mills then asked for a motion for approval of the minutes. Deanne Robison questioned the carpet vs. tile issues brought up at the last meeting. Mr. Snell stated that it is scheduled to be brought up at the next workshop as well as the VCT and the locks. Ms. Robinson asked if we are moving forward with this and Mr. Mills stated that yes, it is moving forward. Mr. Kent stated his concern with the Construction Advisory Committee. He feels that the committee is not making any progress. Mr. Mills assured Mr. Kent that this issue would be discussed later in the meeting but asked if the minutes would be approved. The motion was made by Mr. Kent and seconded by Mr. Snell with all members present saying "Aye".

CHALLENGES OF NEW SCHOOLS DUE TO OUTSIDE FORCES:

- Mr. Snell began by stating that years ago, when you bought a piece of land you made some drawings and built a school. Now, there are many challenges involved, increasing costs. Government agencies are forcing us to do certain things that also increase cost. We may need to build 137 facilities within the next

- 25 years; therefore, we will need a lot of land; which is very challenging. However, even when we find land, we have to be concerned about Water Management, Army Corp. of Engineering, Fish & Wildlife, and traffic impact. We need help from the community – especially if they have land for sale.
- Ms. Robison asked about Developers needing to provide land for schools and growth. Mr. Tauber stated that although there still is a statement for Developers to put land aside for schools, there is a clause to pay compensation, which seems to be the preferred.
 - Mr. Moore stated that with the new legislation, the School District can no longer negotiate the Impact Fee and are required to pay appraisal price; making the new law favor Developers.
 - Mr. Snell shared an example of how outside forces are affecting our projects. The Army Corps. of Engineers wants the elevation at High School to be 31 feet (it is now 27); however we negotiated for an elevation of 29 ½ feet. This will impact the time and cost of the project; especially because now other government agencies will need to be involved.
 - One concern expressed by Ms. Rubin was that with all the building going on in Lee County Schools and the prices rising; will there be enough children to fill all these schools in 10-20 years?
 - Mr. Moore stated that it is a possibility that things will change in Lee County; but for now, we have to build according to future projections.
 - Mr. Snell continued to share the challenges that are faced when building schools. Once a Construction Manager is selected, there is the labor market to deal with. The quality of the labor is not that good and passing the fingerprinting of each employee is also adding pressure to the Construction Manager. Also, the construction costs have increased from \$1.10/ft to \$1.42/ft.
 - Mr. Moore pointed out that the projects are not being bid by enough contractors. Contractors are also not holding their prices for more that 3 months because of the increase in construction.
 - Mr. Mills noted that we are limiting ourselves by not hiring out of state contractors.
 - Mr. Kent suggested that we consider employee housing for out of state contractors.
 - Mr. Teuber pointed out that if the public knew of all the challenges involved in Construction of all schools, they might be able to help. One additional challenge is the fact that the community wants the money to stay in the community; not to out of state contractors.

BOARD MEMBER COMMENTS:

Mr. Teuber noted that the Caloosa Nature Center offered 20 acres of land to the School District; maybe a middle school can be built there.

GOOD OF THE ORDER:

- Mr. Snell stated that our staff looks at all challenges as a positive opportunity
- Mr. Moore expressed his appreciation for everyone who's on this committee; he also stated that the locks that were indicated in this meeting
- Mr. Teuber let everyone know how important the Construction Advisory Committee is to the community. The progress that has been made has everything to do with the Construction Advisory Committee.
- Mr. Kent expressed his concern on the 17 additions projects after he went to see all of them. Mr. Moore explained that if they were started by the first of the year, they would be done on time.
- Mr. Mills explained that it may be hard for the committee to see results; but suggested that site visits might help to see work in progress. He also stated the need for a planner that just does planning; or multiple planners. Mr. Mills also discussed that product selection is important. He feels that brick buildings should be used for our schools. It prevents the need of having to paint every few years. Prototype Report Cards is another issue that Mr. Mills would like to see brought back. Mr. Snell explained that the staff brought in all the Construction Managers, Project Managers and Principals of the Schools to do an in-depth review of the Prototype schools.
- Mr. Mills explained that he will not be involved in the committee in the coming year, but appreciated the opportunity of being in this committee.

Mr. Mills asked if there was anything else, and Mr. Steidell made the motion and Ms. Robison seconded the motion. All approved the motion by saying "Aye".

The meeting adjourned at 5:05 pm.

Respectfully submitted,
Jeannie Bajaanã
Recording Secretary