



Construction Advisory Committee | MINUTES

WEDNESDAY, OCTOBER 3, 2018 – 4:30 PM
TRAINING ROOM “D”

Attendees

Jacqueline Brown
Anthony Cherubin
Antonio Correia
Ryan Richards
Molly Scott
Rochelle Thimlar

Absent

Scott Allen
Art Castellanos
Cecil Dunlap
Ric Niekamp
Nicholas Palomba
Ronald Tyre
Darren Watkins
Robert Vertrees

LCPEC Staff

Marc Mora, Staff Liaison & Executive
Director of Operations
Scott Reichenbacher, Sr. Project Mgr.
Steven Teuber, Board Member

Visitors

None

Recording Secretary

Pat Johnson

AGENDA TOPICS

Welcome

Mr. Ryan Richards called the meeting to order at 4:40 p.m.

Approval of Minutes

Mr. Richards called for a vote to approve the September 12, 2018 minutes. **Motion** made by Mr. Correia and **Seconded** by Mrs. Scott. **Carried 6-0.**

School Razing/Rebuild Update for Franklin Park Elementary and Cypress Lake Middle School – Mr. Mora

Mr. Mora explained that he had more information to share before a recommendation could be made. He mentioned that the Castaldi Reports were a good resource to see the need to rebuild instead of renovating. He also stated that he received some worthwhile pointers after a SREF Training Class that Don Whitehead, from the DOE Facilities Office, was facilitating. Mr. Whitehead explained that DOE changed the process to approve a submittal of razing and rebuilding with a panel of people from different facets of DOE business. He stated that the new committee was particularly looking for details regarding location, site plan, thorough descriptions and photos of facility issues. Utility bills are also recommended to demonstrate the building is not economically viable compared to newer facilities. Mr. Mora also went over other questions that are being asked on the submission form for CAC members to take under consideration and he showed the committee the aerial shots and Castaldi info of both properties with discussion:

- Use portables to house students while construction is going on – but can be distracting
- Cypress Lake has enough space for placing portables on site, but will need enough space for fire access
- Parents are concerned with security aspects with portables – Mr. Reichenbacher will create a single-entry point
- Takes 3-4 months to raze a building and 13 months to rebuild a middle school
- Cypress Middle is over capacity right now
- Looking at the most efficient, cost-effective and acceptable way to stage both schools

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- The Castaldi Report does not address "Assessment of Community Needs". Franklin Park has a connection with the community and their gym is always being used. The elementary prototype does not have a gym.
- Based on the high crime index in that area, there will be a need a heightened security
- Another venue needs to be available for the children besides Stars Complex. Money needs to be put where needed.
- Franklin Park and Tice have the highest walking population
- Maybe school should face the community
- High efficient chillers are needed
- Next meeting should be at one of the schools
- Dunbar and Cypress High could be used to provide food to both staging schools

Mr. Mora stated that he will bring the item forward to the next meeting of a consortium of other school districts to find out how they were successful in their submission of razing/rebuilding to DOE. When all the documents are collected, he will make sure the CAC members have all the material they need to make a recommendation. Mr. Teuber will prep the Board of the decision that the CAC members will be making.

District Facility Construction Updates – Mr. Reichenbacher

MMM – East High School

- Received first blush construction estimate for \$77 Million hard construction cost – adding 400 to get to 3,000 student stations, adding more square footage and building it as a shelter
- Additional floor (3rd) will be added that values \$8 Million
- Additional funds will come from mitigation fees and Lee County for the Shelter
- Meeting with LeeDOT on traffic study – maybe a traffic circle
- Meeting with EOC – Shelter is approximately \$750,000 – using building B (cafeteria and gymnasium separate from the rest of the school). New ICC 500 code will require a different design to withstand higher wind shear which will drive up the cost.

Lehigh Sr. High School Addition & Renovations

- Received second round 50% addition cost and will be briefed to the Board
- Saved \$23,00 on construction costs estimate
- Right on time
- 321 seats added with renovation of existing buildings – 400 in addition
- Going to Board briefing on 10-10-18
- Designing schools with the ability to do additions off stair towers

MM – East Middle School

- Spot survey is for middle school only, but the infrastructure will be designed to build an elementary school on the site in the future
- RFQ should be in October – January
- 35 acres (+/-) – Sunrise & Richmond Avenue – no road, private easement
- Meeting with LeeDOT to achieve a joint partnership of a private easement
- Student boundaries might need adjusting
- Using Harns Marsh Middle/Tortuga Prototype school plans – 164,000 sf (3 stories)
- Room for future portables
- Cost is escalating

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Board Member Update – Mr. Steven Teuber

- Board is busy with the razing/rebuild and the half-cent sales tax along with the elections
- Half-cent tax is paramount – but the District will make things happen even if they have to borrow money
- Continue to educate Board members for making smart decisions
- Educate public of District's strides

Public Comment

No guests in attendance

- Place the Public Comment to the beginning of the meeting as voted

Good of the Order

- Mr. Mora meet with Dr. Santini regarding improving the design of the Black Box for MMM. They will tour Bonita Springs H.S. to look at what improvements are needed to address the Arts. Mr. Teuber asked Ms. Thimlar be part of the design team.
- Mr. Teuber would like the next meeting to be held at Cypress Lake Middle School.

Motion made by Mr. Correia and **Seconded** by Ms. Brown to move the November's meeting to Cypress Lake Middle. **Carried 6-0.**

Adjournment

Motion to adjourn by Mr. Correia and **Seconded** by Mrs. Scott. **Carried 6-0**

Time: 5:35 p.m.

NEXT MEETING: November 14, 2018 at 4:30 p.m. – **Cypress Lake Middle School**

Cypress Lake Middle School

Principal: Kelly Maniscalco

8901 Cypress Lake Drive, Fort Myers, FL 33919

Phone: 239-481-1533 | Fax: 239-481-3121

SLN: 0141 | Grades: 6-8 | Uniforms: No | Zone: S-1 | Capacity: 855