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Cavalier Public School Possible Addition and Renovation

Date: 1/31/19

Project: Cavalier Public School Possible Addition and Renovation

Project Number: 18-055

Location: Cavalier, ND

Attendees: Bill Crosby, Sarah Gunderson, David Hartz, Sara Hinkle, Robby Kemp, Rick Letzring, Barb Ratchenski, Shane Werner, JoDee Dungan, Brady Laxdal, Matt Ford, Jeff Manley, Chris Burgess, Justin Kreig, Craig Vaughn, Lee Menzies, Kelly Cluchie, Lacey Hinkle, Kevin Kernosky, Jim Perras, Kyle Kvamme, Kasey Allen, Tanner Naastad

Purpose: Community Committee Meeting #3

Reported By: Kasey Allen

Attachments: None

Discussion Items

1. Last meeting, we discussed:
 - a. Current conditions, current issues and solution for community
 - i. Everybody has a say in the process
 - b. We went on a tour and did a facility assessment
 - i. Code, accessibility, etc
 - c. programmatic limitations and things that need to be addressed
 - d. Are there are any elements of the school that for sure need to stay, go, etc.?
 - e. Discussed flex space throughout the school
 - f. Pinch point on the available space for the community
 - g. Lack of availability and a lot happening outside of the school's gym
 - h. How many classrooms? How big things need to be?
2. For this meeting, we prepared master plans using all of the input from last time and acted as if money is no object
3. None of these plans are the right plan going forward yet
 - a. Simply because of the cost
 - b. They all exceed the debt capacity
 - c. Just put it all there to see it and understand the costs associated with different options
4. Goal for today is to pick some pieces that are a priority or choose a maximum cost and figure out what fits within that cost
 - a. 7 options that layout what was asked for
 - i. Different plans help with different things, but they all address the same needs
5. A few landlords approached a committee member
 - a. More than happy to build new and tear down but any mention of a new gym would be an automatic no
6. First plan
 - a. Orange is renovation spaces
 - i. Propose to turn the weight room into new art space
 - ii. Renovate current 1982 locker rooms
 - iii. Renovate science rooms
 1. Storage space between
 - iv. Add weight room where music room is to provide more circulation space
 - v. Mixed use and commons space
 1. Main entrance and drop off for elementary
 2. Elementary library right at the entrance
 - vi. Bad drainage in courtyard
 1. Could turn courtyard into mixed use
 - vii. Concern about proposed lounge being next to a music room or mixed-use/gym

- b. Mixed use – collaborative, commons space, many different uses
 - c. Question: is this one moving the entrance?
 - i. Just provides better drop off and circulation for elementary school
 - d. Jim: with all options we would improve parking in some way it just depends what the group feels is the best way to do that
7. The numbers
- i. Look at each piece separately instead of lumping all together
 - ii. Cost per square foot basis
 - iii. Accounts for contingencies
 - 1. Architecture and engineering fees
 - 2. Financial and legal dollars
 - iv. At early stages, we aren't trying to predict what the cost would be if its bid tomorrow, we want to estimate it at the cost it is at the open house when we celebrate
8. Second Plan
- a. Open courtyard is the main difference
 - b. Mixed use and commons are allocated differently, and the shape is different so parking and drop off would look different
 - c. 4,000 less s.f. so cheaper
 - d. Capital Maintenance plan before the next meeting so we can have an idea of just pure renovation costs
9. Third Plan
- a. Entrance for mixed use is horizontal instead of vertical so it doesn't stick out from main entrance
 - i. Different way to highlight the entrance
 - b. 1,500 s.f. more – so slightly more expensive
 - c. How would mixed use and common space be differentiated?
 - i. Haven't really looked into it much yet, but there are many different options to separate them or make them be able to open up and become one space
 - d. Mixed use by main entrance for late in the day/after school so admin can be close to keep an eye on the kids
10. Fourth Plan
- a. Quite a bit different
 - b. No mixed used space
 - i. Smaller flex space
 - c. Elementary 1982 portion – pushed 2 classrooms out to create nice flex space and gain elementary music, faculty, and library space
 - d. The "L" Shape – multipurpose area and library at the end of the "L"
 - e. How will elementary teachers use that flex space?
 - i. Group projects and class collaborations
 - ii. Not just a hallway, its functional space
 - iii. Reading buddies
 - iv. Games, activities, etc
11. Fifth Plan
- a. Elementary addition added on mixed-used space
 - b. Issues with cold weather and recess so nice space for potential indoor recess
12. Sixth Plan
- a. No connection from elementary wing to admin area
 - b. Smaller commons space but still a nice space
 - c. Mixed used and elementary
 - d. No big "L" around parking spaces
 - i. Reconfigured that to nodes around science and title 1 space
 - e. New high school entrance and commons
 - f. Library
 - g. Admin
 - h. 1937 building minus elementary library and music and single story
13. Is the cost to relocate the generator included in all the plans' costs?
- a. We have an idea and contingencies
 - b. We haven't really investigated those small details but have contingencies
 - c. Will keep in mind moving forward
14. Is there a reason 4 – 7 go to the east?
- a. Can we move it back toward the commons and bring it all back in?

15. Seventh Plan
 - a. Two nodes remain identical
 - b. Main difference is entrance and connecting elementary with the rest of the school
 - c. Cover courtyard with commons area
16. All these plans could be reconfigured as you like, nothing is set in stone
17. ADA accessibility and other code issues are being discussed
18. Do you have to add bathrooms with the additional s.f.?
 - a. Yeah there are some in there
 - b. Will end up having more restroom space with all these options
19. Consider how teachers will feel about no longer being able to look outside and having windows replaced with solid walls
20. One thing all plans have in common is the flex space – is that still on the table?
 - a. 2 is pushing it
 - b. 1 could be justified, but 2 is pushing it

Jim's Comments

1. All plans assume that from a phasing standpoint, the new classrooms would be built first, then the 1937 building would be torn down, and then whatever is replacing that would be third, and renovations would happen in the summer
 - a. No temporary classrooms which is good
2. Yellow = roughly half the cost of new – renovating is generally more cost effective
3. Larger additions – economies of scale
 - a. Cost per s.f. for large additions is generally less expensive than cost per s.f. for small additions
4. Is it worth it to keep putting more money into the 1937 building or should we just start new?
 - a. ICON and CCC will provide more info to help with that
 - i. Capital Maintenance plan
5. Thoughts? Likes? Dislikes?
 - a. One bigger mixed-use space instead of two?
 - i. Depends on classes and programming
 - b. How far can you go out off of the current building before hitting something?
 - i. Could you piggy back up to the sidewalk or?
 - ii. Could assume we could work with what we have now
 - c. Main entrance with commons and light is nice
 - d. Commons space off the existing entrance? Yes – consensus
 - e. Code requirements?
 - i. Sprinklers, fire alarms, ADA?
 - ii. All asbestos is already gone – huge cost savings
6. Prioritize
 - a. Close off the courtyard?
 - b. Like classrooms from option 1
 - c. Option 1: like L shaped high school
 - d. Combine elementary and high school libraries
 - e. Angle shape of building to facilitate circulation and pickup and drop off
 - f. Indoor mixed-use space in courtyard with clear story for light coming from above
 - g. **Put all mixed used space in one large rectangular part?**

Coordination / Action Items

1. CCC will do capital maintenance plan
2. ICON will re-work plans
3. PDF options to board

Milestone Dates

List all dates / deadlines.