



Facilities Master Plan Key Stakeholders Meeting

Tuesday, January 31st, 2023

Lincoln PD Center

4:00 p.m.

MINUTES

ATTENDEES

Trustees Others

Siobhan Hathhorn, Board Chair

Luke Muszkiewicz, Trustee

Kay Satre, Trustee

Rex Wertz, Superintendent

Barb Ridgway, Chief of Staff

Brian Cummings, Assistant Superintendent K-5

Josh McKay, Assistant Superintendent 6-12

Janelle Mickelson, Business Manager

Todd Verrill, Facilities Director

Klint Fisher, SMA Principal/Director

Karen Ogden, Communications Officer

Tim Meldrum, SMA Principal/Partner

Ali Martin, SMA Architect

Carley Smith, SMA Marketing Coordinator

Many Members of the Key Stakeholders Group

I. CALL TO ORDER

Trustee Luke Muszkiewicz called the meeting to order at 4:06 p.m.

II. REVIEW OF AGENDA

The agenda was reviewed, and no changes were requested.

III. GENERAL PUBLIC COMMENT

There was no general public comment.

IV. NEW BUSINESS

A. Facilities Master Plan Discussion

Many members of the facilities master plan key stakeholder group came together to discuss the Helena School District facilities master plan. The meeting was facilitated by Mr. Klint Fisher-Principal and Director for SMA Architecture + Design, Mr. Luke Muszkiewicz-Trustee with Helena Public Schools, Mr. Todd Verrill-Facilities Director for Helena Public Schools, and Mr. Rex Weltz-Superintendent of Helena Public Schools.

Mr. Fisher began the presentation by reviewing the facilities master plan schedule and work plan with the group and discussed Helena Public School District department meetings that SMA has conducted including meeting with District Technology, District Food Service, District Facilities, Special Education, District Curriculum, Activities, and discussing enrollment with District administration. Some common findings from those district meetings were site circulation and traffic safety, ADA accessibility, need for breakout and collaboration space, need for special education and student services space, need for separate cafeteria and gym space in the older elementary schools, and the need for additional gym space in the high schools. Mr. Fisher discussed next steps for the facilities master plan which includes completing Phase 1 data compilation and analysis, needs assessment and prioritization, and developing master plan options.

Mr. Verrill discussed the relationship between the building reserve and the facilities master plan. The building reserve fund is special purpose funds authorized by MCA (20-9-502), is established by the Board of Trustees, and subfunds must be created to ensure separate tracking. Subfunds include safety and security, voted levy, permissive levy, and transition (not used by HPS). The voted levy funds can be used for future construction, equipping, or enlarging school buildings, or for purchasing land. The last voted building reserve levy was approved in November 2013. Mr. Verrill discussed construction inflation. Over the past 30 years non-residential construction inflation averages 4.2%/year (excluding deflation in recession years). Using that historical average, inflation since 2014 should have been about 35-40%, however, actual construction inflation is 49.35%. Mr. Verrill reviewed construction inflation indexing, producer price index (PPI) bid prices and selected inputs, annual construction inflation from 2014-2022, and the combination cost index. Construction inflation matters to us because the next voted building reserve levy will have to increase 50% just to keep up with inflation. The current voted building reserve levy expires in 2025, and Mr. Verrill emphasized that we have an \$88 million dollar deferred maintenance backlog to address. The last Helena Public Schools Deferred Maintenance Report was published in January 2022, and there is

\$11.9 million dollars in low priority deferred maintenance, \$40.1 million dollars in medium priority deferred maintenance, and \$36.2 million dollars in high priority deferred maintenance for a grand total of over \$88 million dollars. Mr. Verrill concluded his presentation by stating that Superintendent Weltz and his administration team recommend the following funding levels for the next 10-year building reserve levy: \$3 million dollars in elementary and \$1.5 million dollars in high school. They are asking for these amounts because Helena Public Schools maintains a large footprint of schools and support facilities, construction inflation since 2014 has outpaced historical averages, and because the district has an \$88 million dollar deferred maintenance backlog.

The Facilities Master Plan Key Stakeholders meeting was concluded with attendees being given the opportunity to ask questions regarding the discussion.

V. BOARD COMMENTS

There were no further comments.

VI. ADJOURNMENT

The meeting was adjourned at 5:44 p.m.