



HALLSVILLE SCHOOL DISTRICT

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School Bond Construction FAQ

How are the building projects being financed?

On April 3, 2018, voters in the Hallsville R-IV School District approved Proposition 2, which authorized the issuance of \$7,000,000 in general obligation bonds. With nearly 75% voter support, this is the largest bond issuance in the history of the Hallsville School District.

What exactly is being planned?

- **Maintenance building & athletic practice facility**

On August 20, 2018, the Board of Education approved the purchase of property at 14633 N. Ricketts Road, also known as [Lot 6 of Key Industrial Park](#), where an existing 10,800 square foot building sits on a 1.42 acre lot. The property was purchased for \$360,000, and the district took possession on Friday, September 14. The maintenance department immediately relocated to the space, and the athletic practice facility was renovated thanks in part to volunteers from the Hallsville Kids Club, a non-profit wrestling club supporting students up through 8th grade. You can read more about the athletic practice facility [here](#).

- **Second grade wing at Hallsville Primary School**

A new addition at the primary school will provide eight additional classrooms. Upon completion, our second grade will relocate to the primary building to alleviate overcrowding at the intermediate school. Per the current timeline outlined by Klingner and Associates, the building addition is expected to open for the 2020-2021 school year.

- **Gymnasium classroom**

Currently, physical education classes for kindergarten and first grade are held in the cafeteria after lunches conclude. The new addition will allow P.E. classes to be held in a proper gym, serve as an event and evening practice location for the district, and function as a venue to host community groups and events.

- **Storm shelter**

Construction designs include storm shelter areas to house approximately 800 people, providing safe locations in the event of serious weather. The precise locations of the storm shelter area are to be determined as the building design development phase concludes.

What is the timeline for completion of the new additions?

Klingner & Associates has provided the following preliminary timeline for project completion. Because major construction projects often encounter delays due to design, weather, construction scheduling, and other factors, this timeline is subject to change as the project continues.

- Architect/engineering design development — Through February 2019
- Design cost estimating — March through April 2019
- Construction document development — Beginning in April 2019
- Construction bidding and award — Beginning in May 2019 and ongoing
- Primary School construction — May 2019 through June 2020
- District takes possession — July 2020

Who are Klingner & Associates and SM Wilson?

On September 17, 2018, the Board of Education concluded negotiations and approved a contract with Klingner & Associates to provide architectural and engineering (A/E) services for the construction projects under consideration. A copy of the contract can be found [here](#). On October 15, 2018, the Board of Education concluded negotiations and approved a contract with SM Wilson to provide Construction Management At-Risk services for the construction projects under consideration. A copy of the contract can be found [here](#).

What are Construction Management At-Risk services?

Construction Management At-Risk (CMAR or CMR) is a cost effective and time conscious alternative to the traditional design-bid-build process. It is also a delivery method which entails a commitment by the construction manager to deliver the project within a Guaranteed Maximum Price (GMP). SM Wilson is currently working within a \$7.2 million GMP for the construction needs listed above. SM Wilson works in collaboration with both the district and Klingner & Associates during the schematic and design development phases to ensure the project will not exceed the established budget. During the construction phase, tentatively set to begin during late spring or early summer, SM Wilson essentially serves as a general contractor.

During the design development phase, SM Wilson completes updated construction estimates based on Klingner & Associates' designs. These estimates are based on historical and current trends in local construction, as well as on previously completed projects having a similar project scope. This provides the district with more accurate information on anticipated costs associated with labor and materials prior to the solicitation of bids, as well as assurances that the project designs can be completed within the GMP.

What progress has been made on the project?

While community members may have noted minimal physical changes since the April 2018 ballot, considerable work has been completed behind the scenes to ensure that project goals are completed on time and within budget. Selection of the Construction Manager At-Risk, bond issuance, and contract negotiations for Architecture/Engineering and CMAR services took place from May 2018 through October 2018.

On October 31, the district conveyed its first full team meeting with both firms and district representatives. In the ensuing time, monthly meetings and bi-weekly conference calls have been held to review and adjust design plans and the resultant cost estimates. Based on initial schematics designs presented by Klingner & Associates in December 2018, SM Wilson calculated the cost of construction at \$9.2 million. At that time, the Board of Education reduced the project scope, including the removal of the kindergarten and grade wing expansions, potential relocation of the storm shelter, the scaling down the locker room area, and other changes.

Since January, Klingner & Associates and SM Wilson have been collaborating to complete the design development phase, update construction cost estimates, and work to assure project completion within the established \$7.2 million budget. Although the design development phase takes longer when working with a CM At-Risk, it becomes less likely that completed construction documents will need to be redesigned and major change-orders will be required during construction, both of which can cost considerable time, effort, and money. Both firms are scheduled to attend the April Board meeting to present an updated design within the established budget.

When will construction be taking place?

After Board approval of updated designs, construction documents will be created, bids will be solicited, and construction is expected to start in late spring or early summer. We are excited that once bidding and construction begin, the ongoing collaboration between the district, SM Wilson, and Klingner & Associates will become apparent to the community. Our goal continues to be for the project to be completed on time, within budget, and as promised to our community members. A groundbreaking ceremony will take place, with details being made public to the community as soon as they are finalized.

Where can I stay up to date on construction?

The district has set up a [website](#) to keep the community informed of construction updates and to provide transparency on the costs associated with the project.

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