



# LONEDELL R-14 SCHOOL DISTRICT

Success; Nothing Less!

Brad Rucker, Board President	Chelsea Davis, Vice-President	James Heideman, Treasurer
Andrea Dierker, Mmember	Justin Bailey, Member	Cody Causey, Member
Dr. Monica Hiatt, Superintendent	Jonathan Taylor, Member	Shannon Banderman, Principal

## January 30, 2026, Bus Garage Committee Meeting Minutes

### 1. Call to Order

Brad Rucker, Board President, called the meeting to order at 9:00 a.m. in the conference room.

### 2. Attendance

Stephanie York, Secretary to the Board, took attendance.

#### Committee Members Present:

Brad Rucker, Board President  
 Chelsea Davis, Board Vice-President  
 James Heideman, Board Treasurer  
 Dr. Monica Hiatt, Superintendent (on TEAMS)  
 Dennis Barry, Maintenance Coordinator

#### Committee Members Absent:

#### Guests in Attendance:

Mark Ruether, Hoener Architects  
 Melissa Wucher, Hoener Architects  
 Ryan Schweissguth, Cochran Engineering

### 3. Bus Garage Plan Discussion

Cochran shared three conceptual site plans, and preliminary cost estimates for the three plans. See attached notes from Hoener Architects.

Committee, Hoener, and Cochran will meet again 2/6/2026.

### 4. Adjournment

The meeting adjourned at 11:05 a.m.

Date Approved 2/17/26

Board President [Signature]

Board Vice-President Chelsea Davis

Submitted by Stephanie E. York

## MEETING NOTES

Project Name: **Lonedell Bus Garage**  
 Project Location: **Londell, MO**  
 Project Number: **25-43B**

Meeting Date: **01/30/2026**

Attendees:	<u>Company</u>	<u>Name</u>	<u>Title</u>	<u>Email</u>
	Lonell R-XIV School District	Dr. Monica Hiatt	District Superintendent	<a href="mailto:mhiatt@lonedell.org">mhiatt@lonedell.org</a>
		Brad Rucker	Board President	<a href="mailto:bradrucker@lonedell.org">bradrucker@lonedell.org</a>
		Chelsea Davis	Board Vice President	<a href="mailto:cdavis@lonedell.org">cdavis@lonedell.org</a>
		James Heideman	Board Treasurer	<a href="mailto:jheideman@lonedell.org">jheideman@lonedell.org</a>
		Dennis Barry	Maintenance Coordinator	<a href="mailto:dbarry@lonedell.org">dbarry@lonedell.org</a>
		Stephanie York	Business Manager	<a href="mailto:syork@lonedell.org">syork@lonedell.org</a>
	Cochran Engineering	Ryan Schweissguth	Civil Engineer / Project Manager	<a href="mailto:rschweissguth@cochraneng.com">rschweissguth@cochraneng.com</a>
	Hoener Architects	Mark Reuther	Architect, President	<a href="mailto:mreuther@hoenerarchitects.com">mreuther@hoenerarchitects.com</a>
		Melissa Wucher	Project Manager	<a href="mailto:mwucher@hoenerarchitects.com">mwucher@hoenerarchitects.com</a>

## FOLLOW UP MEETING

### I. Site Constraints and Grading

- a. The site has significant elevation change, approximately 50 feet across the property, creating major grading and drainage challenges.
- b. Grading strategy is the primary cost driver for the project.
- c. Rock is anticipated to be shallow in some areas, making large cuts unpredictable and costly. Importing fill provides more predictable costs and reduces contingency risk.

### II. Design Concepts Reviewed

- a. Three conceptual site plans were presented and discussed:

#### i. Concept 1.0 ~ F.F.E. = 749.00

1. Matches previously developed site layout.
2. Requires the building to be set high to maintain connectivity to the existing parking lot.
3. Results in the highest amount of imported fill, approximately 5,500 cubic yards.
4. Requires significant retaining walls and steep grade transitions.
5. Least flexible option and highest estimated cost.

#### ii. Concept 2.0 ~ F.F.E. = 745.00

1. Lowers the building elevation by approximately four feet compared to Concept 1.
2. Disconnects the garage from the parking lot to allow grading flexibility.
3. Includes a bus circulation loop and gated access to the existing parking lot.
4. Requires limited retaining walls and moderate fill quantities.
5. Provides improved flexibility for grading adjustments and future refinements.

#### iii. Concept 3.0 ~ F.F.E. = 742.00

1. Separates covered bus parking from the garage entirely.
2. Introduces green space between elements to reduce fill and eliminate retaining walls.
3. Lowest fill quantities overall.
4. This is the only scheme without a retaining wall.
5. Raises concerns related to operational efficiency and connectivity.

b. Building Placement and Orientation

- i. Multiple building placement options were discussed in relation to site elevation, grading impacts, and operational efficiency.
- ii. Placing the bus garage further north on the site was discussed as a strategy to reduce overall fill quantities and limit earthwork, as grades are more favorable closer to the roadway.
- iii. Shifting the building north may reduce reliance on the lower eastern portion of the site, where elevation drops significantly and drives higher grading and fill costs.
- iv. Maintaining the building at a higher elevation than surrounding pavement is preferred to support positive drainage away from the structure and reduce long-term moisture concerns.
- v. Building orientation was discussed in relation to:
  1. Bus pull-through operations and inspection needs,
  2. Separation from general parking and pedestrian areas, and
  3. Preserving flexibility for future expansion or reconfiguration.

c. ADA Considerations

- i. No existing ADA path currently connects the school to the bus garage area.
- ii. Providing a fully compliant ADA route would require significant modifications to existing parking lot slopes, beyond just adding sidewalks.
- iii. Consensus was that ADA access to the bus garage from the school is not required for current operations but could be addressed in the future if the building use changes.

d. Parking and Traffic Flow

- i. Previous ideas to reconfigure parking stalls were revisited and confirmed as impractical due to bus turning radii.
- ii. Bus circulation, pull-through access, and maneuvering clearances remain key priorities.
- iii. Connectivity to existing parking is required for overflow parking during events.

e. Fencing and Site Security

- i. Additional fencing is not required around the perimeter of the newly acquired property.
- ii. A six-foot fence is anticipated around the cleared area of the newly acquired property and a four-foot fence around the detention basin for safety and security.
- iii. The detention basin will be a dry basin and should be fenced due to proximity to school grounds.

f. Drainage and Detention

- i. Detention will utilize the existing natural draw on the site rather than cutting into steep slopes.
- ii. Minimal clearing will be required to construct the detention basin and associated grading.

g. Future Expansion and Flexibility

- i. Future building expansion was discussed and should remain a consideration in final site planning. However, the site constraints and cost may dictate whether expansion is an option.

- ii. Maintaining flexibility in building placement and grading is preferred to manage costs and unforeseen site conditions.

### III. Decisions

- a. Maintain connectivity between the bus garage area and the existing parking lot.
- b. Shift site improvements north where feasible to reduce grading impacts.
- c. ADA access to the bus garage from the school is not required at this time.
- d. Fence limits to generally follow cleared and improved areas, with separate fencing around the detention basin as needed.

### IV. Site Plan Direction and Building Placement Strategy

- a. A refined site plan shall be developed that combines elements of Concept 1.0 and Concept 2.0, excluding the additional school parking lot expansion.
  - i. The bus garage shall be shifted north on the site to take advantage of more favorable grades and reduce overall fill requirements.
    - 1. If the building shifts north, the two lots will need to be consolidated due to the north easement along the new property line.
  - ii. The bus port shall be reoriented to face and run parallel with Highway FF.
    - 1. The bus port shall be enclosed on three (3) sides for weather protection.
    - 2. Fencing shall be provided on both sides of the bus port.
  - iii. Where grade transitions are required, 42-inch-wide modular "lego" concrete blocks shall be used in lieu of a segmented retaining wall, or similar.
  - iv. The bus garage shall connect to the parking lot for operational and overflow access.
  - v. Bus circulation does not require buses to travel from the parking lot to the school building.
  - vi. Afternoon student pickup operations shall continue to occur on Highway FF.
- b. The existing bus parking located on the north side of the campus may be evaluated for use as overflow parking once the bus garage is constructed. There is potential to accommodate approximately twenty-eight (28) parking stalls, with an additional fourteen (14) stalls, separated by a drive lane on the northwest side of the site.

### V. Fencing Strategy

- a. The District's priority is to add fencing around the existing school property as part of the safety and security portion of the project (by others).

### VI. Stormwater Detention Requirements

- a. Franklin County stormwater detention requirements apply to this project.
- b. Stormwater detention areas shall be cleared as required to meet County regulations.

### VII. Project Schedule

- a. Authorization to proceed with a bid package is anticipated following the next board meeting for approval.
- b. Target is to prepare the bid package for issuance after bond issue in April.
- c. One additional coordination meeting on February 6, 2026, to finalize direction before moving into schematic development of a site plan, floor plan, and a rendering.

#### VIII. Action Items

- a. Continue conceptual development of Site Plan 2 with refinements.
- b. Provide updated grading and fill estimates comparing refined options.
- c. Evaluate shifting the building and site improvements further north to reduce fill.
- d. Develop fencing limits and provide budget implications.
- e. Prepare a preliminary bid package schedule tied to bond approval.
- f. Schedule one final coordination meeting to confirm direction and authorize next steps.

#### IX. Attachments

- a. Preliminary Cost Estimates (8.5 x 11 sheet size)
  - i. Concept 1 through 3
- b. Overall Conceptual Site Plan (11x17 sheet size)
  - i. Concept 1 through 3
- c. Topographic Survey (24x36 sheet size)

**End of Meeting Notes**



**Preliminary Cost Estimate**  
**Concept 2.0**  
**Lonedell Bus Garage**  
**January 29, 2026**  
**COCHRAN PROJECT NO. 25-10546**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<b><u>General Conditions and Mobilization</u></b>				
Mobilization/General Conditions	1	LS	\$25,000.00	\$25,000.00
Erosion Control/SWPPP Maintenance	2.0	AC	\$2,000.00	\$4,000.00
			<b>Subtotal</b>	<b>\$29,000.00</b>
<b><u>Grading / Clearing</u></b>				
Clearing/Grubbing	0.5	AC	\$3,500.00	\$1,750.00
On-Site Grading	2,000	CY	\$6.50	\$13,000.00
Import Fill Material	1,500	CY	\$18.00	\$27,000.00
Finish Grading	90,000	SF	\$0.10	\$9,000.00
Building Pad Prep (Remediate/Screenings)	575	TN	\$15.00	\$8,625.00
			<b>Subtotal</b>	<b>\$59,375.00</b>
<b><u>Sanitary Sewer</u></b>				
2" SDR 21 Force Main	700	LF	\$50.00	\$35,000.00
Lift Station & Septic Tank	1	LS	\$50,000.00	\$50,000.00
			<b>Subtotal:</b>	<b>\$85,000.00</b>
<b><u>Storm Sewer:</u></b>				
12" Storm Sewer	600	LF	\$60.00	\$36,000.00
Storm Sewer Structures	7	EA	\$4,500.00	\$31,500.00
Flared End Section	2	EA	\$1,500.00	\$3,000.00
			<b>Subtotal:</b>	<b>\$70,500.00</b>
<b><u>Water Main:</u></b>				
Water Service Line	375	LF	\$50.00	\$18,750.00
Pavement Repair	90	SY	\$150.00	\$13,500.00
			<b>Subtotal:</b>	<b>\$32,250.00</b>

**Paving**

Asphalt Pavement (4" Asphalt/8" Base)	1,100	SY	\$40.00	\$44,000.00
Concrete Pavement (7" Concrete/4" Base)	365	SY	\$65.00	\$23,725.00
Gravel Parking Lot (14" Thick)	2,500	TON	\$20.00	\$50,000.00
Gravel Sidewalk (4" Thick)	50	Ton	\$25.00	\$1,250.00
Concrete Curb & Gutter	135	LF	\$35.00	\$4,725.00
			<b>Subtotal</b>	<b><u>\$123,700.00</u></b>

**Misc:**

Retaining Wall	500	SF Face	\$50.00	\$25,000.00
6' Tall Chain Link Fence	900	LF	\$40.00	\$36,000.00
Automated Gate	1	LF	\$15,000.00	\$15,000.00
Striping	1	LF	\$3,000.00	\$3,000.00
Site Lighting	2	EA	\$7,500.00	\$15,000.00
Site Seeding/Landscaping	1	LS	\$2,500.00	\$2,500.00
			<b>Subtotal:</b>	<b><u>\$71,500.00</u></b>

**SUBTOTAL** **\$471,325.00**

**CONTIGENCIES (12%)** **\$56,559.00**

**SITWORK TOTAL** **\$527,884.00**



**Preliminary Cost Estimate**  
**Concept 3.0**  
**Lonedell Bus Garage**  
**January 29, 2026**  
**COCHRAN PROJECT NO. 25-10546**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<b><u>General Conditions and Mobilization</u></b>				
Mobilization/General Conditions	1	LS	\$25,000.00	\$25,000.00
Erosion Control/SWPPP Maintenance	2.0	AC	\$2,000.00	\$4,000.00
			<b>Subtotal</b>	<b>\$29,000.00</b>
<b><u>Grading / Clearing</u></b>				
Clearing/Grubbing	1	AC	\$3,500.00	\$3,500.00
On-Site Grading	2,000	CY	\$6.50	\$13,000.00
Import Fill Material	2,500	CY	\$18.00	\$45,000.00
Finish Grading	90,000	SF	\$0.10	\$9,000.00
Building Pad Prep (Remediate/Screenings)	575	TN	\$15.00	\$8,625.00
			<b>Subtotal</b>	<b>\$79,125.00</b>
<b><u>Sanitary Sewer</u></b>				
2" SDR 21 Force Main	700	LF	\$50.00	\$35,000.00
Lift Station & Septic Tank	1	LS	\$50,000.00	\$50,000.00
			<b>Subtotal:</b>	<b>\$85,000.00</b>
<b><u>Storm Sewer:</u></b>				
12" Storm Sewer	600	LF	\$60.00	\$36,000.00
Storm Sewer Structures	7	EA	\$4,500.00	\$31,500.00
Flared End Section	2	EA	\$1,500.00	\$3,000.00
			<b>Subtotal:</b>	<b>\$70,500.00</b>
<b><u>Water Main:</u></b>				
Water Service Line	450	LF	\$50.00	\$22,500.00
Pavement Repair	90	SY	\$150.00	\$13,500.00
			<b>Subtotal:</b>	<b>\$36,000.00</b>

**Paving**

Asphalt Pavement (4" Asphalt/8" Base)	1,100	SY	\$40.00	\$44,000.00
Concrete Pavement (7" Concrete/4" Base)	325	70	\$65.00	\$21,125.00
Gravel Parking Lot (14" Thick)	2,100	TON	\$20.00	\$42,000.00
Gravel Sidewalk (4" Thick)	50	Ton	\$25.00	\$1,250.00
Concrete Curb & Gutter	135	LF	\$35.00	\$4,725.00
			<b>Subtotal</b>	<b><u>\$113,100.00</u></b>

**Misc:**

6' Tall Chain Link Fence	900	LF	\$40.00	\$36,000.00
Automated Gate	1	LF	\$15,000.00	\$15,000.00
Striping	1	LF	\$3,000.00	\$3,000.00
Site Lighting	2	EA	\$7,500.00	\$15,000.00
Site Seeding/Landscaping	1	LS	\$2,500.00	\$2,500.00
			<b>Subtotal:</b>	<b><u>\$71,500.00</u></b>

**SUBTOTAL** **\$484,225.00**

**CONTIGENCIES (12%)** **\$58,107.00**

**SITWORK TOTAL** **\$542,332.00**



**Preliminary Cost Estimate**  
**Concept 1.0**  
**Lonedell Bus Garage**  
**January 29, 2026**  
**COCHRAN PROJECT NO. 25-10546**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<b><u>General Conditions and Mobilization</u></b>				
Mobilization/General Conditions	1	LS	\$25,000.00	\$25,000.00
Erosion Control/SWPPP Maintenance	2.0	AC	\$2,000.00	\$4,000.00
			<b>Subtotal</b>	<b><u>\$29,000.00</u></b>
 <b><u>Grading / Clearing</u></b>				
Clearing & Grubbing	0.5	AC	\$3,500.00	\$1,750.00
On-Site Grading	1,500	CY	\$6.50	\$9,750.00
Import Fill Material	5,500	CY	\$18.00	\$99,000.00
Finish Grading	87,120	SF	\$0.10	\$8,712.00
Building Pad Prep (Remediate/Screenings)	575	TN	\$15.00	\$8,625.00
			<b>Subtotal</b>	<b><u>\$127,837.00</u></b>
 <b><u>Sanitary Sewer</u></b>				
2" SDR 21 Force Main	600	LF	\$50.00	\$30,000.00
Lift Station & Septic Tank	1	LS	\$50,000.00	\$50,000.00
			<b>Subtotal:</b>	<b><u>\$80,000.00</u></b>
 <b><u>Storm Sewer:</u></b>				
12" Storm Sewer	700	LF	\$60.00	\$42,000.00
Storm Sewer Structures	6	EA	\$4,500.00	\$27,000.00
Flared End Section	2	EA	\$1,500.00	\$3,000.00
			<b>Subtotal:</b>	<b><u>\$72,000.00</u></b>
 <b><u>Water Main:</u></b>				
Water Service Line	325	LF	\$50.00	\$16,250.00
Pavement Repair	90	SY	\$150.00	\$13,500.00
			<b>Subtotal:</b>	<b><u>\$29,750.00</u></b>

**Paving**

Asphalt Pavement (4" Asphalt/8" Base)	1,110	SY	\$40.00	\$44,400.00
Concrete Pavement (7" Concrete/4" Base)	317	SY	\$65.00	\$20,605.00
Gravel Parking Lot (14" Thick)	2,000	TON	\$20.00	\$40,000.00
Gravel Sidewalk (4" Thick)	50	Ton	\$25.00	\$1,250.00
Concrete Curb & Gutter	135	LF	\$35.00	\$4,725.00
			<b>Subtotal</b>	<b><u>\$110,980.00</u></b>

**Misc:**

Retaining Wall	500	SF Face	\$50.00	\$25,000.00
6' Tall Chain Link Fence	700	LF	\$40.00	\$28,000.00
Automated Gate	1	LF	\$15,000.00	\$15,000.00
Striping	1	LF	\$3,000.00	\$3,000.00
Site Lighting	2	EA	\$7,500.00	\$15,000.00
Site Seeding/Landscaping	1	LS	\$2,500.00	\$2,500.00
			<b>Subtotal:</b>	<b><u>\$88,500.00</u></b>

<b>SUBTOTAL</b>				<b><u>\$538,067.00</u></b>
<b>CONTIGENCIES (12%)</b>				<b><u>\$64,568.04</u></b>
<b>SITWORK TOTAL</b>				<b><u>\$602,635.04</u></b>



# CONCEPTUAL SITE PLAN 1.0

**COHANN**  
 1500 E. Independence Dr.  
 Lincoln, Missouri 63504  
 636-354-0040 (Tel.)  
 636-354-0012 (Fax)  
 info@cohann.com  
 www.cohann.com

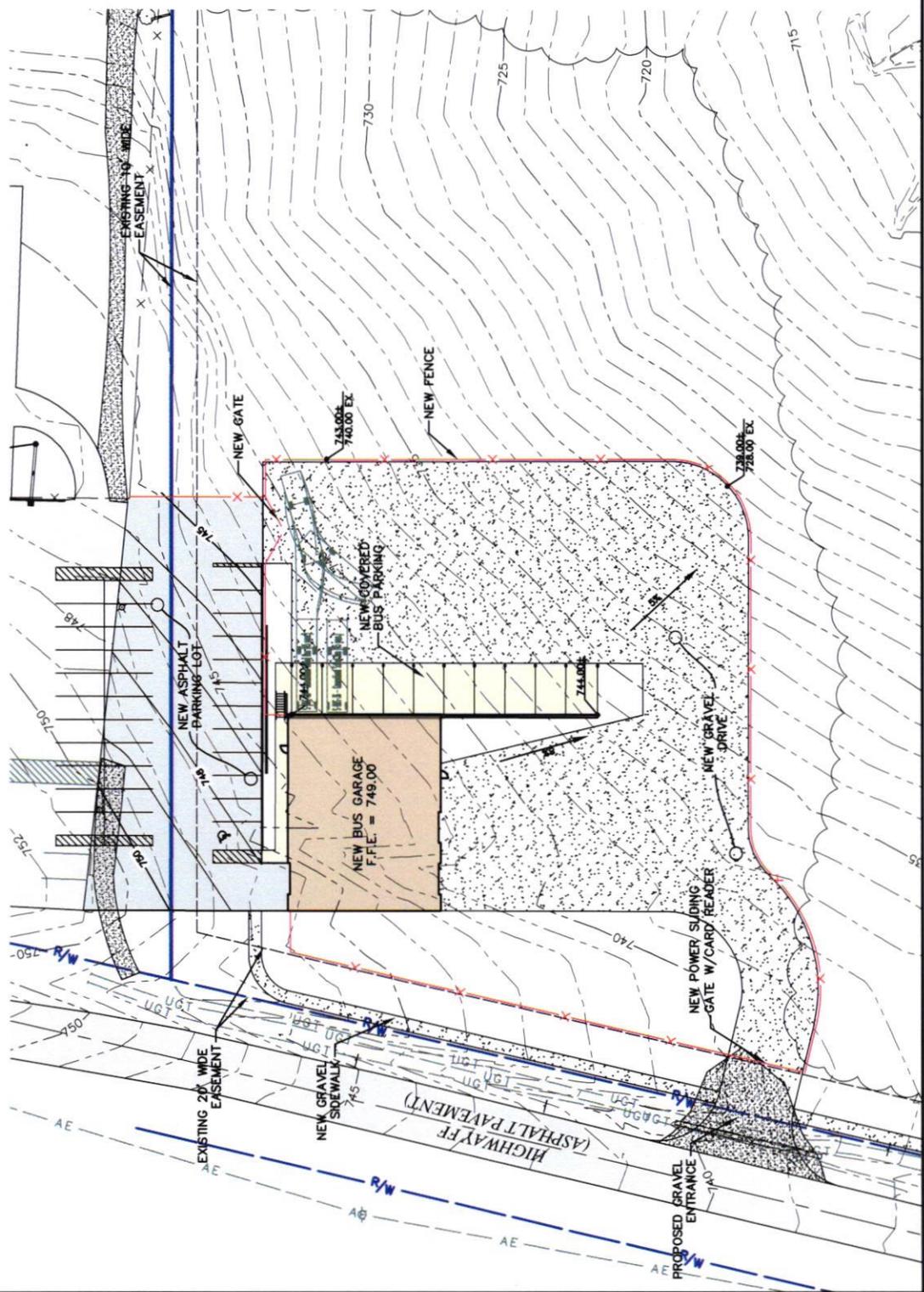
Professional Survey Certificate  
 License No. 000000000  
 State of Missouri  
 License No. 000000000

• Water Planning  
 • Surveying  
 • Land Surveying  
 • Civil Engineering  
 • Architecture  
 • Site Development  
 • General Contracting  
 • Master Planning

This working site plan is submitted for the purpose of illustrating the proposed site plan. It is not intended to be used for any other purpose. The owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

NEW BUS GARAGE  
 LONDELL R-14  
 LONDELL, MISSOURI

DATE	DESCRIPTION
JAN. 27, 2026	CONCEPTUAL SITE PLAN 1.0
25-10546	
1" = 40'	



890 NAME: P:\25-10546 - CAD Design for New Bus Garage - LondeLL, MO\AutoCAD Drawings\10546 - Conceptual Plans\10546 - Conceptual LAYOUT 1.0 CONCEPTUAL SITE PLAN 1.0 PLOTTED ON: JAN 20, 2026 - 8:22AM PLOTTED BY: hndhndhndh





