



LONEDELL R-14 SCHOOL DISTRICT

Success; Nothing Less!

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

April 17, 2026, Bus Garage Committee Meeting Minutes

- 1. Call to Order**
Superintendent, Monica Hiatt, Called the Meeting to Order
- 2. Attendance**
Stephanie York, Secretary to the Board, took attendance.

Committee Members Present:	Committee Members Absent:
Chelsea Davis, Board President Dr. Monica Hiatt, Superintendent Dennis Barry, Maintenance Coordinator	Brad Rucker, Board Vice President James Heideman, Board Treasurer

Guests in Attendance:
Melissa Wucher, Hoener Architects
Ryan Schweissguth, Cochran Engineering
Tony Davis

- 3. Bus Garage Construction Document Discussion**
See attached notes from Melissa Wucher, Hoener Architects.
- 4. Adjournment**
The meeting ended at 2:35 p.m.

Date Approved 5/11/26
Board President Chelsea Davis
Board Treasurer James S. [Signature]
Submitted by Stephanie E. York

MEETING NOTES

 Project Name: **Lonedell Bus Garage**

Meeting Date:

04/17/2026

 Project Location: **Londell, MO**

 Project Number: **25-43B**

Attendees:

	<u>Company</u>	<u>Name</u>	<u>Title</u>	<u>Email</u>
Distribution:	Lonell R-XIV School District	Dr. Monica Hiatt Chelsea Davis Dennis Barry Stephanie York	District Superintendent Board President Maintenance Coordinator Business Manager	mhiatt@lonedell.org cdavis@lonedell.org dbarry@lonedell.org syork@lonedell.org
	Cochran Engineering	Ryan Schweissguth	Civil Engineer / Project Manager	rschweissguth@cochraneng.com
	Hoener Architect	Melissa Wucher	Project Manager	mwucher@hoenerarchitects.com
	Guest	Tony Davis		
	ASDG, LLC	Nathan Kreke	Structural Engineer	nkreke@asdglc.com
	ECS Consulting Engineers	Dennis Harris Jason Bolzenius Carter Schamel	Mechanical Engineer, Principal Electrical Engineer, Principal Mechanical Engineer, Principal	dennis@ecsstl.com jason@ecsstl.com carter@ecsstl.com
	Hoener Architects	Mark Reuther Bret Fox	Architect of Record, President Senior Designer	mreuther@hoenerarchitects.com bfox@hoenerarchitects.com

CONSTRUCTION DOCUMENT KICK-OFF MEETING

I. Project Overview & Objectives

- a. Team confirmed intent to proceed into Construction Documents starting the following week.
- b. Current project estimate discussed at approximately \$2.3M–\$2.376M, which exceeds original district expectations.
- c. District acknowledged initial \$700,000 budget is not feasible and is targeting a reduced scope closer to \$2M.
- d. Alternates Discussion:
 - i. Fence: To be excluded from base bid, completed by district at a future date.
 - ii. Interior Office & Toilet Room:
 1. District prefers to complete build-out later.
 2. Base bid to include rough-ins only (plumbing, electrical, HVAC allowances)
 3. Utility Room shelving and air compressor to be built out by district
 - iii. Bus Parking Canopy:
 1. Priority item, to remain in base bid.
 - iv. Structural approach (stick-built vs PEMB) to be evaluated for cost savings.
 1. Upon discussion with the Structural Engineer following the meeting, the PEMB option is anticipated to be the more cost-effective approach.

II. Schematic Design Confirmation and Sign off

- a. General layout, size, and major components confirmed.
- b. Key revisions discussed:
 - i. Interior build-out deferred, but demising wall recommended for separation and code compliance.

- ii. Liner panels to be considered as an alternate rather than base bid.
 - iii. Trench drain previously removed from scope.
- c. The team was generally aligned to proceed into Construction Documents with noted adjustments, see attached.

III. Budget Review & Alignment

- a. District emphasized need to prioritize essential functions:
 - i. Covered bus parking identified as highest priority.
 - ii. Interior finishes and partitions considered deferrable.
- b. Cost Reduction Strategies Identified:
 - i. Reduce gravel depth (target ~10" vs. 12-14").
 - ii. Limit site paving extents and adjust ADA stall layout.
- c. Fencing, manual and electric gate, and interior build-out to be completed by the District later.
- d. Additional Notes:
 - i. Concrete paving near bus garage discussed as relatively low cost and may remain in base bid (~\$8,800 order of magnitude).
 - ii. Design team to refine estimate with updated scope and include MEP input.

IV. Project Schedule

- a. Present overall project timeline
- b. Target milestones discussed:
 - i. Construction Documents: June 10, 2026
 - ii. Bidding Period: ~3 weeks
 - iii. Bids Due: June 24, 2026
 - iv. Bids awarded at a special board meeting week of July 6, 2026.
- c. Construction Duration: ~5 months
- d. Target Substantial Completion: November 30, 2026
- e. Coordination Items:
 - i. Page Turn / District Coordination Meeting targeted for May 29, 2026.
 - ii. Owner Questionnaire meeting to occur early May (date TBD).
 - iii. Potential special board meeting in early July for award.
- f. Notes:
 - i. Schedule acknowledged as aggressive and subject to refinement.
 - ii. District requested time to further review and adjust schedule.

V. Consultant Coordination

- a. Consultants confirmed:
 - i. Civil: Cochran Engineering
 - ii. Structural: ASDG
 - iii. MEP: ECS

- b. Key Coordination Points:
 - i. Structural to provide preliminary reactions for bidding, final design during submittals.
 - ii. MEP coordination meeting to be scheduled with district participation.
 - iii. Utility coordination with Ameren ongoing, including load requirements and service planning.

VI. Construction document Priorities

- a. MEP Systems
 - i. Building to be heating only (no full cooling system).
 - ii. Additional items discussed:
 - 1. Large exhaust fan required
 - 2. Ceiling fans desirable (potential alternate)
 - 3. Future provisions for mini-splits in office area
- b. Materials & Building Systems
 - i. Floor: Sealed concrete throughout
 - ii. Walls/Ceilings: Vinyl-faced insulation (liner panels as alternate)
 - iii. Exterior: Metal wall and roof system
- c. Doors/Windows:
 - i. (3) overhead doors – Powered
 - ii. (2) man doors
 - 1. Security rough-in locations part of base bid
 - 2. School district to follow up with preferred vendor product data
 - iii. (1) office window
- d. Site Considerations
 - i. Lighting: LED preferred
 - ii. Trash enclosure: Not required. District will utilize the existing school building trash location.
 - iii. Gate: By district (rough-ins only in base bid)
 - iv. Fencing: By district (future)
- e. Utilities
 - i. 400 amp service anticipated
 - ii. Future capacity for welding equipment to be considered in load calculations
 - iii. Ameren UE point of contact: Julie King

VII. Communication & Decision Process

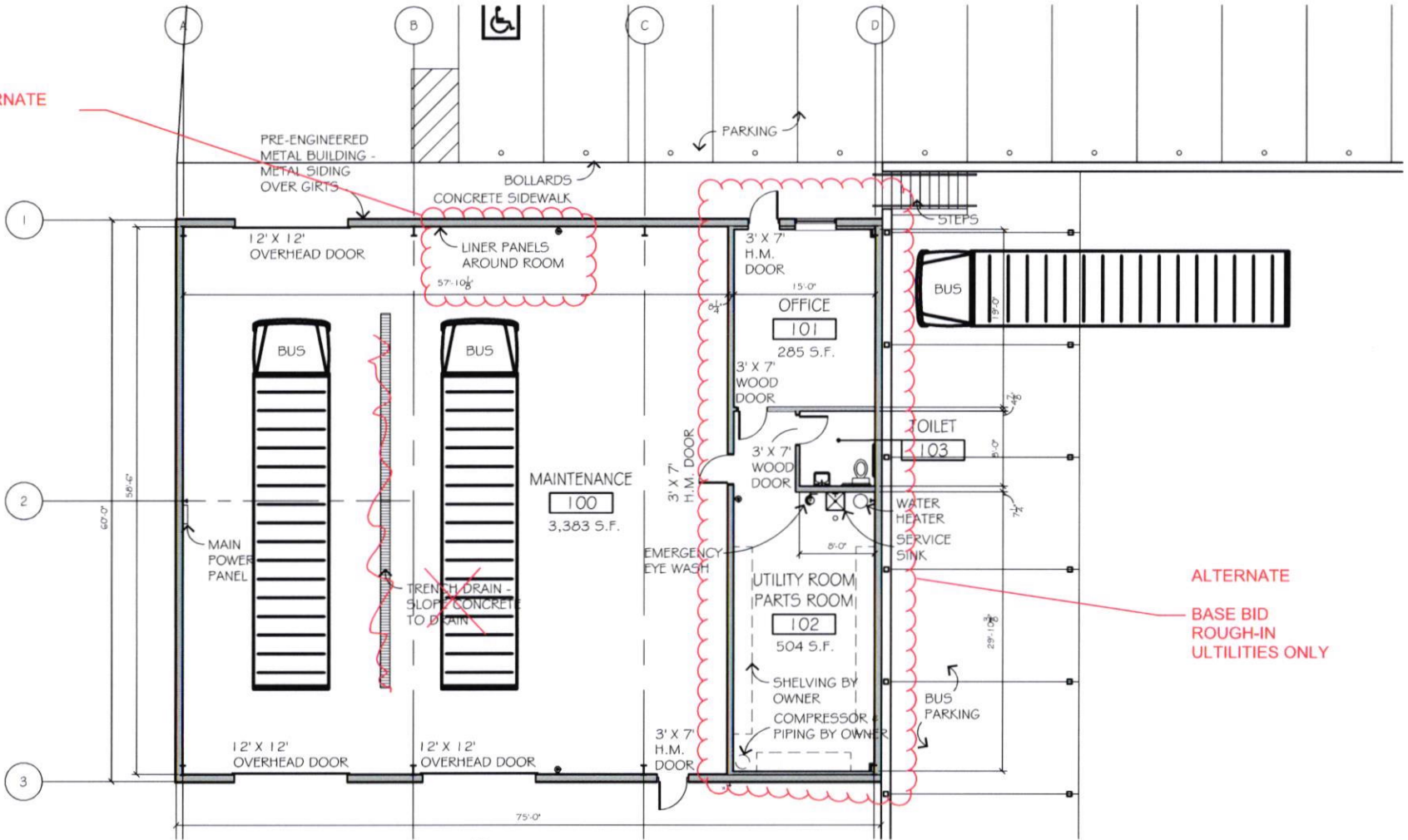
- a. Primary coordination through Stephanie and Monica.
- b. District prefers in-person meetings, with virtual as needed.
- c. Design team emphasized need for timely decisions to maintain schedule.

VIII. Next Steps & Action Items

- a. Design Team
 - i. Proceed with Construction Documents
 - 1. Refine cost estimate based on updated scope
 - ii. Distribute Owner Questionnaire and prepare a virtual meeting
 - iii. Schedule engineering coordination meeting
 - iv. Prepare a 50-65% submittal for district review
 - v. Prepare for Page Turn meeting (target 05/29/2026)
- b. District
 - i. Review and refine priorities and alternates
 - ii. Provide input on owner questionnaire
 - iii. Confirm participation in upcoming meetings
 - iv. Continue coordination with Ameren utility requirements
- c. Open Items
 - i. Final alternates list to be confirmed prior to bid
 - ii. Utility load requirements and service coordination
 - iii. Special inspections / testing contract (district-held)

End of Meeting Notes

GET ALTERNATE PRICING



ALTERNATE
BASE BID
ROUGH-IN
UTILITIES ONLY

FLOOR PLAN

SCALE 3/32" = 1'-0"
0 10 20



GARAGE 4,500 S.F. OPTION A

HOENER ARCHITECTS, LLC
 ST. LOUIS, MISSOURI
 DATE ISSUED
 10-16-2025

PROJ. NO.
 25-43B

LONEDELL BUS GARAGE
 LONEDELL RXIV SCHOOL DISTRICT
 LONEDELL, MISSOURI