

**DES MOINES PUBLIC SCHOOLS**  
**REGULAR SCHOOL BOARD MEETING**  
**BOARDROOM — 1800 GRAND AVENUE**  
**MINUTES**  
**SEPTEMBER 21, 2010**

**PUBLIC FORUM – 5:45 p.m.**

The Board of Directors met in regular session on Tuesday, September 21, 2010, in the boardroom at 1800 Grand Ave., Connie Boesen presiding.

Speaker: Chef Elaine Wolf, Culinary Arts Instructor

Present: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods  
Absent: None

**REGULAR MEETING – 6:00 p.m.**

The Board of Directors met in regular session on Tuesday, September 21, 2010, in the boardroom at 1800 Grand Ave., Connie Boesen presiding.

Present: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods  
Absent: None

Ms. Strong moved to approve the agenda. Second by Link.

Aye: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods  
Nay: None  
Motion carried.

*APPROVAL OF MINUTES OF September 7, 2010*

Mrs. Woods moved approval of the minutes of September 7, 2010. Second by Buckton.

Aye: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods  
Nay: None  
Motion carried.

**DISTRICT RECOGNITIONS**

Dr. Sebring recognized Cowles Montessori School for recently being named the Healthiest School in Iowa by the Wellness Council of Iowa. Amy Moore, principal; Heather Anderson, teacher and after-school club organizer and Colleen Kinney, Cowles parent were present for the recognition. Cowles Montessori received a \$4,000 grant from the Iowa Department of Agriculture and Land Stewardship Farm to School Chapter program.

Dr. Sebring also introduced the new principals for the 2010-2011 school year.

**CONSENT ITEMS – 6:13 p.m.**

7. Contracts for Approval ----- 1

8. Architect Payments ----- 3

9. Construction Payments ----- 5

10. Final Acceptance for Student Drop Off — Studebaker ----- 9

11. Personnel Recommendations ----- 11

12. List of Bills for Approval ----- 13

Minutes

Ms. Buckton moved approval of the consent items including payment of bills previously authorized and certified by the secretary and reviewed by her as paid in the amount of \$775,635.84 and unpaid bills in the amount of \$5,535,622.37. Second by Murphy.

Aye: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods  
Nay: None  
Motion carried.

**PUBLIC HEARINGS – 6:15 p.m.**

13. Asbestos Abatement — Woodlawn Education Center ----- 15

14. Window Replacement — Woodlawn Educational Center ----- 17

15. Casady Alternative Roofing Project ----- 19

16. Phase II Asbestos Abatement, Central Campus ----- 21

17. Phase II Demolition — Central Campus ----- 23

**OTHER — 6:20 p.m.**

18. Phase II — Central Campus Renovation, Presentation of Final Plans ----- 25

19. Award of Bid No. 6192 — Central Campus Phase II Asbestos  
Abatement Package ----- 29

20. Award of Bid No. 6191 — Central Campus Phase II Demolition Package ----- 31

21. Resolution to Hold a Public Hearing — Underground Electric Line Easement; North  
High School ----- 33

22. Amos Hiatt Middle School Masonry Repair ----- 35

23. Proposed Changes Proposed Changes to 700 Series/Proposed Change to  
Management Limitation 2.4 — Asset Protection ----- 37

24. Monitoring Report — Management Limitation 2.0 —

General Executive Constraint ----- 39

25. Election of Board Officers ----- 41

**REQUESTS FOR INFORMATION — 7:25 p.m.**

**CHAIR’S REPORT — 7:27 p.m.**

Ms. Boesen thanked the Board and the district staff and the community for their support and the opportunity to continue as the Board chair. She noted that this was the Board’s last meeting at 1800 Grand Ave. indefinitely and thanked the city for the consideration of hosting Board meetings at City Hall during the Phase II renovations at Central Campus.

Ms. Boesen made a special point of acknowledging the service of Ms. Beth Nigut, the district’s General Counsel, who has accepted a position in the private sector. The entire Board joined in expressing appreciation to Ms. Nigut and wishing her well in all ways.

Finally, Ms. Boesen reminded everyone that the Central Campus culinary arts program is holding their annual fundraising dinner on October 2 and encouraged attendance at that event.

**SUPERINTENDENT’S REPORT — 7:32 p.m.**

Dr. Sebring noted that Friday, September 24 would be a teacher in-service training day and said that the district’s professional development team had been hard at work in preparation for that event. She said there is a mix of on-site and district-wide programming being planned and gave a summary of the different topics and their locations. She also mentioned that staff from the Center for Leadership and Learning in Denver, CO had been in Des Moines working with faculty in the district’s PLAS buildings and that so far she was getting rave reviews from everyone involved in terms of developing strategies for teacher collaborations and improving building environments.

**ADJOURN 7:36 p.m.**

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**Item No. 7**

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**Subject: CONTRACT FOR APPROVAL**

**For: ACTION**

**Contact: Bill Good**

(harold.good@dmps.k12.ia.us; 242-8321)

**Attachments: None**

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**Contract No. 10-060**

**Project:** Use Agreement for the City Council Chambers between the City of Des Moines and the Des Moines Independent Community School District (DMPS).

**Background:** The Boardroom at 1800 Grand Avenue will not be available for Board meetings due to the Central Campus renovations. The City has agreed to allow the Board of Directors for DMPS to hold its meetings at the City Council Chambers on the first and third Tuesday of every month, expect that during December and July the use shall only be for the first Tuesday of those months, from 5 p.m. to 10 p.m.

**Financial:**

Expenses: 0

**Term:** October 5, 2010 through August 31, 2011.

**New or Renewal:** New



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**Item No. 8**
**Page 1 of 2****Subject: ARCHITECT PAYMENTS****For: ACTION****Contact: BILL GOOD**

(harold.good@dmps.k12.ia.us; 242-8321)

**Attachments: None****Issue:** Payment of architect / engineer invoices.**Superintendent's Recommendation:** The superintendent recommends that the following architect/engineer payments be authorized.

<u>Architect/Engineer/Project</u>	<u>Percent Paid</u>	<u>Estimated Fee</u>	<u>Previous Payments</u>	<u>Current Payment</u>
<b><u>BCDM</u></b>				
Hoover Meredith Complex Architect App. 6 (SWP)	69%	\$299,500.00	\$202,920.00	\$5,240.00
<b><u>Gould Evans Goodman</u></b>				
Roosevelt High School Architect App. 31 (LOSST)	91%	\$2,128,149.00	\$1,922,253.38	\$6,960.25
<b><u>OPN Architects</u></b>				
Howe Elementary School Arch. App. 9 (SWP)	81%	\$132,124.00	\$91,805.80	\$14,922.86
North High School- Arch. App. 8 (SWP)	74%	\$930,425.00	\$658,481.85	\$33,701.05
<b><u>RDG Planning &amp; Design</u></b>				
Central Campus Architect App. 035 (LOSST)	95%	\$1,446,111.00	\$1,356,369.48	\$19,942.56
Madison Elementary School Architect App. 8 (SWP)	85%	\$112,800.00	\$90,240.00	\$5,177.54
Career Tech – Phase 2 Architect App. 3 (SWP)	28%	\$600,000.00	\$74,250.00	\$92,283.78
Park Avenue Elem School Architect App. 8 (SWP)	85%	\$123,300.00	\$98,640.00	\$6,041.71

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**Shive Hattery**

Wright Elementary School Architect App. 7 (SWP)	95%	\$115,000.00	\$106,145.00	\$3,105.00
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**Taylor Ohde Kitchell**

Program Management Appl. No. 116 (LOSST)	92%	\$19,351,769.00	\$17,597,619.1	\$148,470.78
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<b>Total</b>				<b>\$335,845.53</b>
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**Presenters:** None**Background:** None

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**Item No. 9**
**Page 1 of 3****Subject: CONSTRUCTION PAYMENTS****For: ACTION****Contact: BILL GOOD**

(harold.good@dmps.k12.ia.us; 242-8321)

**Attachments: None****Issue:** Payment of contractor invoices.**Superintendent's Recommendation:** The superintendent recommends that the following contractor and supplier payments be authorized.

<u>Contractor</u>	<u>Percent Paid</u>	<u>Estimated Fee</u>	<u>Previous Payments</u>	<u>Current Payment Due</u>
<b><u>Larson &amp; Larson</u></b> Roosevelt High School (LOSST) GC App. 16 Sealed Bid No. 5226-09	76%	\$17,831,323.00	\$12,777,071.00	\$752,208.91
<b><u>Neumann Brothers</u></b> 3 <sup>rd</sup> Floor and Stairs (LOSST) GC App. 17 Sealed Bid No. 5214-09	95%	\$8,453,481.00	\$7,781,906.69	\$248,900.26
3 <sup>rd</sup> Floor and Stairs (LOSST) Partial Ret. Release Sealed Bid No. 5214-09	98%	\$8,453,481.00	\$8,030,806.95	\$314,524.05
<b><u>Dore &amp; Associates</u></b> Roosevelt Abatement (SALES TAX) Abatement App. 03 Sealed Bid No. 5227-09	89%	\$239,504.61	\$177,796.88	\$35,482.50
<b><u>Absolute Concrete</u></b> Studebaker Elementary (SWP) GC App. 03 Sealed Bid No. B6124	95%	\$198,038.00	\$178,729.30	\$9,406.80



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**Bergstrom Constr.**

Park Avenue Elem. (SWP) GC App 05 Sealed Bid No. B6066	90%	\$2,400,215.00	\$1,620,955.55	\$521,711.50
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**Brockway Mechanical**

Howe Elem. School (SWP) GC App 05 Sealed Bid No. B6065	93%	\$1,410,498.50	\$1,074,190.02	\$240,133.56
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**Brocon Services**

Wright Elem. School (SWP) GC App. 03 Sealed Bid No. B6085	92%	\$1,557,728.00	\$870,134.05	\$554,773.96
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**Cunningham Inc.**

Madison Elem. School (SWP) GC App. 06 Sealed Bid No. B6063	88%	\$2,160,909.00	\$1,545,501.97	\$356,948.65
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**Munro Construction**

Mitchell Learning (SWP) GC App. 05 Sealed Bid No. B6086	94%	\$1,304,820.00	\$818,245.45	\$412,247.75
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**REEP, Inc**

Wright Elem. School (SWP) GC App. 05 Sealed Bid No. B6024	95%	\$187,445.00	\$151,078.39	\$26,994.34
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Howe Elem. School (SWP) GC App. 05 Sealed Bid No. B6034	95%	\$225,162.00	\$191,749.84	\$22,154.05
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North Windows (SWP) GC App. 2 Sealed Bid No. B6087	24%	\$901,210.00	\$16,836.20	\$199,514.10
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**Item No. 9**
**Page 3 of 3****PG Construction**

Howe Elementary (SWP) GC App. 02 Sealed Bid No. B6064	83%	\$219,500.00	\$49,553.90	\$132,350.20
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**Swanson Glass**

Park Avenue School (SWP) GC App. 03 Sealed Bid No. B6026	76%	\$266,860.00	\$187,625.00	\$14,250.00
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Madison Elementary (SWP) GC App. 02 Sealed Bid No. B6025	76%	\$247,630.00	\$161,500.00	\$26,600.00
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**Baker Electric Inc.**

Jackson Elementary (LOSST) Retainage Release Sealed Bid No. 5212-09	95%	\$48,918.00	\$46,472.10	\$2,445.90
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**DDVI, Inc**

Cowles Elementary (SWP) GC App. 02 Sealed Bid No. B6125	91%	\$138,583.00	\$34,602.72	\$91,889.51
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<b>TOTAL</b>				<b>\$3,962,536.0</b>
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**Presenters:** None**Background:** None



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**Item No. 10**

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**Subject: FINAL ACCEPTANCE OF STUDENT DROP OFF —  
STUDEBAKER ELELMENTARY SCHOOL**

**For: ACTION**

**Contact: BILL GOOD**  
(harold.good@dmps.k12.ia.us : 242-8321)

**Attachments: None**

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**Superintendent's Recommendation:** The superintendent recommends the Board give final acceptance to the project listed below and approve final payment to the contractor listed, subject to the conditions and in accordance with the provisions of Chapters 26 and 573 of the Code of Iowa.

SCHOOL: Studebaker Elementary School

PROJECT: Student Drop Off

CONTRACTOR: Absolute Concrete

CONTRACTED AMOUNT: \$198,038.00

CONTRACT BALANCE: \$9,901.90



**Item No. 11****Page 1 of 2****Subject: PERSONNEL RECOMMENDATIONS****For: ACTION****Contact: Twyla Woods****Attachments: None**

(twyla.woods@dmps.k12.ia.us; 242-7972)

**Superintendent's Recommendation:** The superintendent recommends the Board approve the personnel recommendations.

**Background:****ELECTIONS - GENERAL EDUCATION**

Name	Class	Step	Effective Date	Amount
Bata, Kimberly	2	1	9/10/2010	\$40,185

BA University of Northern Iowa, Cedar Falls, IA Address: Polk City, IA Assignment: Wright/Music (.7) Cowles/Music (.3)

Brady, Vanessa	1	1	8/25/2010	\$38,757
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BME Northwestern College, St. Paul, MN Address: Des Moines, IA Assignment: Edmunds/Music

Burgess, Shelly	1	1	9/8/2010	\$19,378
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BA Grandview College, Des Moines, IA Address: Pleasant Hill, IA Assignment: Mitchell/Preschool (.5)

Cruzen, Tyler	1	1	9/3/2010	\$31,005
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BS Texas A&amp;M University, College Station, TX, Address: Ames, IA Assignment: Wright/PE (.4)/Cowles/PE(.4)

King, David	2	1	9/20/10	\$40,185
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BS from Oklahoma State University, Stillwater, OK and BS from Upper Iowa University, West Des Moines, IA; Address/Des Moines, IA; Assignment, Lincoln/Academic Interventionist.

Schwertley, Julie	1	7	9/7/2010	\$43,896
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BA Upper Iowa, Fayette, IA Address: Des Moines, IA Assignment: Willard/In Class Math

Smith, Jesse	1	1	9/7/2010	\$27,129
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BS Iowa State University, Ames, IA Address: Waukee, IA Assignment: Edmunds/PE (.7)

Thompson, Andrea	1	11	9/13/2010	\$24,696
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BSN University of Iowa, Iowa City, IA Address: West Des Moines, IA Assignment: Wright/Nurse (.5)

White, Jaryd	1	1	9/2/2010	\$38,757
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BA Upper Iowa, Fayette, IA Address: Urbandale, IA Assignment: McKinley/PE(.7)/Wright/PE(.3)

**RESIGNATION**

Name	School, Position	Effective Date	Reason
Beakler, Rhonda	Willard, ICM	09/03/10	Personal
Blanchard, Angela	North, Multicategorical	08/23/10	Personal
Davis, Kristen	Weeks, Behavior Disorders	09/03/10	Personal
Foley, Jennifer	Smouse, Mental Disabilities	09/10/10	Personal
Meyer, Kelly	From Leave of Absence	09/13/10	Teach position out of district
Nigut, Elizabeth A.	Superintendent's Office, General Counsel	09/24/10	Position out of district

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**COACHING DIFFERENTIAL**

School	Name	Position	Effective Date	Amount
East	Tylor, Troy	Assistant Football	08/07/2010	\$3,284.
East	Roland, Darryl	Assistant Football	08/07/2010	\$3,284.
East	Reece, Andrea	Assistant Cheerleading	08/07/2010	\$1,427.50
Hoover	Light, Emily	Cross Country Head	08/07/2010	\$2,855.
North	Hart, Jessica	Assistant Volleyball	08/09/2010	\$2,599.

**COACHING RESIGNATION**

School	Name	Position	Effective Date
North	Hart, Heidi	Assistant Volleyball	08/09/2010

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**Item No. 12**

**Page 1 of 1**

**Subject: LIST OF BILLS FOR APPROVAL**

**For: ACTION**

**Contact: Patricia Schroeder**

(patricia.schroeder@dmps.k12.ia.us; 242-8527)

**Attachments: None**

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**Issue:** A list of bills will be furnished to the Board of Directors at the Board meeting for approval. The secretary will be glad to furnish information as requested on any of these items. Prior to the meeting, one member of the board will have checked this list with the invoices.





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**Item No. 13****Page 1 of 1****Subject: ASBESTOS ABATEMENT — WOODLAWN EDUCATION CENTER****For: PUBLIC HEARING/ACTION****Contact: BILL GOOD**

(harold.good@dmps.k12.ia.us : 242-8321)

**Attachments: None**

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**Issue:** Approval of the plans and specifications for the asbestos abatement package for Woodlawn Education Center. Publication for the public hearing was included in the Des Moines Register on September 15, 2010.

**Superintendent's Recommendation:** The superintendent recommends that the Board approve the plans and specifications prepared by Apex Companies for the asbestos abatement package for Woodlawn School.

**Presenters:** None. Bill Good will be present to answer any questions.

**Background:** This project will remove the asbestos containing materials from Woodlawn Education Center.

A copy of the plans and specifications are available for review at the district's operations center at 1917 Dean Avenue.

**Funding:** Statewide Penny (Students First Program)

Minutes

Ms. Boesen opened the public hearing. There being no speakers she closed the public hearing and asked Dr. Sebring to introduce the matter.

Ms. Woods said that she had been asked why the district is remodeling a closed school and asked if there are there plans for it.

Dr. Sebring replied that yes, there are special education support staff currently working out of leased space that will be relocated to Woodlawn. Also, there is a need for more preschool in that area of the city and some of the space at Woodlawn may be put to that use once it's been updated.

Mr. Murphy moved approval. Second by Buckton.

Aye: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods

Nay: None

Motion carried.



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**Item No. 14**

**Page 1 of 1**

**Subject: WINDOW REPLACEMENT — WOODLAWN EDUCATION CENTER**

**For: PUBLIC HEARING/ACTION**

**Contact: BILL GOOD**

(harold.good@dmps.k12.ia.us : 242-8321)

**Attachments: None**

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**Issue:** Approval of the plans and specifications for the window replacement package for Woodlawn Education Center. Publication for the public hearing was included in the Des Moines Register on September 15, 2010.

**Superintendent's Recommendation:** The superintendent recommends that the Board approve the plans and specifications prepared by Larrison & Associates for the window replacement package for Woodlawn Education Center.

**Presenters:** None. Bill Good will be present to answer any questions.

**Background:** This project will replace the exterior windows and exterior doors at Woodlawn Education Center. The project will improve energy efficiency and natural lighting in the classrooms.

A copy of the plans and specifications are available for review at the district's operations center at 1917 Dean Avenue.

**Funding:** Statewide Penny (Students First Program)

Minutes

Ms. Boesen opened the public hearing. There being no speakers she closed the public hearing and asked Dr. Sebring to introduce the matter.

Mr. Murphy moved approval. Second by Caldwell-Johnson.

Aye: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods

Nay: None

Motion carried.



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**Item No. 15**

**Page 1 of 1**

**Subject: CASADY ALTERNATIVE CENTER ROOFING PROJECT**

**For: INFORMATION/PUBLIC HEARING/ACTION**

**Contact: Bill Good**

(harold.good@dmps.k12.ia.us;515- 242-8321)

**Attachments: None**

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**Issue:** The approval of final plans and specifications for roofing of the two upper roof areas at Casady Alternative Center.

**Superintendent's Recommendation:** The superintendent recommends the Board approve the final plans and specifications prepared for the repairs to the upper roof sections at Casady Alternative Center.

**Presenters:** None. Bill Good will be present to answer any questions.

**Background:** To correct the moisture infiltration problems roofing will be removed and replaced at an estimated cost of \$130,000. Bids are due on September 28, 2010. Facility management will seek Board approval of the lowest responsive, responsible bid at the October 5, 2010 Board meeting. Plans are available at facility management.

**Funding Source:** Physical Plant and Equipment Levy (PPEL).

Minutes

Ms. Boesen opened the public hearing. There being no speakers she closed the public hearing and asked Dr. Sebring to introduce the matter.

Mr. Murphy moved approval. Second by Buckton.

Aye: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods

Nay: None

Motion carried



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**Item No. 16**

**Page 1 of 1**

**Subject: PHASE II ASBESTOS ABATEMENT — CENTRAL CAMPUS**

**For: PUBLIC HEARING/ACTION**

**Contact: BILL GOOD**

(harold.good@dmps.k12.ia.us : 242-8321)

**Attachments: None**

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**Issue:** Approval of the plans and specifications for the Phase II Asbestos Abatement Package for Central Campus. Publication for the Public Hearing was included in the Des Moines Register on September 15, 2010.

**Superintendent's Recommendation:** The superintendent recommends that the Board approve the plans and specifications prepared by Apex Companies for the Phase II Asbestos Abatement Package for Central Campus.

**Presenters:** None. Bill Good will be present to answer any questions.

**Background:** This project will remove asbestos materials from areas to be renovated under the Phase II project.

A copy of the plans and specifications are available for review at the district's operations center at 1917 Dean Avenue.

**Funding:** Statewide Penny (Students First Program)

Minutes

Ms. Boesen opened the public hearing. There being no speakers she closed the public hearing and asked Dr. Sebring to introduce the matter.

Mr. Murphy moved approval. Second by Strong.

Aye: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods

Nay: None

Motion carried





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**Item No. 17**

**Page 1 of 1**

**Subject: PHASE II DEMOLITION — CENTRAL CAMPUS**

**For: PUBLIC HEARING / ACTION**

**Contact: BILL GOOD**

(harold.good@dmps.k12.ia.us : 242-8321)

**Attachments: None**

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**Issue:** Approval of the plans and specifications for the Phase II Demolition Package for Central Campus. Publication for the Public Hearing was included in the Des Moines Register on September 15, 2010.

**Superintendent's Recommendation:** The superintendent recommends that the Board approve the plans and specifications prepared by RDG Planning for the Phase II Demolition Package for Central Campus.

**Presenters:** None. Bill Good will be present to answer any questions.

**Background:** This project will prepare portions of the first and second floors for future improvements. The future improvements will include:

Downtown School — renovation of portions of the first floor

Career Technology — renovation of portions of the second floor for culinary arts, multipurpose room, health career classrooms/lab and biotechnology classroom.

A copy of the plans and specifications are available for review at the district's operations center at 1917 Dean Avenue.

**Funding:** Statewide Penny (Students First Program)

Minutes

Ms. Boesen opened the public hearing. There being no speakers she closed the public hearing and asked Dr. Sebring to introduce the matter.

Ms. Strong moved approval. Second by Murphy.

Aye: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods

Nay: None

Motion carried.



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**Item No. 18****Page 1 of 3****Subject: PHASE II — CENTRAL CAMPUS RENOVATION****For: PRESENTATION OF FINAL PLANS****Contact: Bill Good****Attachments: None**

(harold.good@dmps.k12.ia.us; 242-8321)

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**Issue:** Presentation and discussion of the final plans for the Phase II renovation of Central Campus.

**Superintendent's Recommendation:** The superintendent recommends that the Board review and discuss the final plans for the Phase II renovation of Central Campus.

**Presenters:** Bill Good, Gary McClanahan, John Johnson, James Britt

**Background:** Funding for the project is the statewide penny. Contract documents are being prepared in multiple bid packages by RDG Planning. The project has been reviewed with staff of both the Downtown School and Central Campus. The project includes approximately 73,000 square feet of space and has a total project budget of \$9,917,495. The architects and district staff will discuss the process and present the recommended final scope documents for Board discussion. The work includes:

Downtown School — renovation of portions of the first floor for the school.  
Creation of an outside play area. Creation of drop off / pick up areas for students.

Career Technology — renovation of portions of the second floor for culinary arts, a multipurpose room, health career classrooms / lab and biotechnology classroom.

Support areas — renovation of portions of second floor for a new kitchen and commons area, new restrooms, new mechanical / electrical areas, and updated circulation spaces.

Connector link — an elevated walkway is being added between Central Academy and Career Technology. This portion of the project was awarded by the Board on September 7, 2010.

A copy of the current plans and specifications is available for review at the districts operation center office at 1917 Dean Avenue.

Minutes

Mr. Britt, the project architect from RDG Planning, gave an overview of the primary elements of the Phase II design.

Ms. Woods expressed some concerns about the potential for bus pickups and dropoffs along Grand Avenue and/or 19<sup>th</sup> Street.

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Dr. Sebring said that a committee comprised of school staff, city officials and parents had been formed to study the busing logistics.

Ms. Woods wondered if bus drivers were being included in that process and Dr. McClanahan, the Director of Central Campus, said that they were.

Following Mr. Britt's remarks on the security features incorporated in that portion of the space being configured to accommodate the Downtown School, Ms. Link expressed her concern that all DMPS campuses be as secure as those in the downtown area.

Mr. Good assured her that student security and safety are a district-wide priority.

Dr. McClanahan expressed the gratitude and appreciation of the entire Central Campus community for the renovation that has already happened there and excitement about what's to come in Phase II.

Mr. Johnson, principal at the Downtown School, gave that community's perspective on the aspects of Phase II that will enable relocation from leased space to a permanent home and introduced Jennifer Konfrst as a representative of the Downtown School's PTA transitional team.

Ms. Konfrst expressed the parents' appreciation of the opportunity to have input in the project design.

Ms. Woods and Ms. Caldwell-Johnson asked how the Phase II plans will impact the Board in terms of its relocated meeting space.

Mr. Good responded that existing fixtures and equipment will be reused as much as possible but also said that there will be some enhanced technological features in the Board's meeting space that will also benefit students and community groups who use it.

Ms. Buckton asked if enhanced technology will include making Board meetings accessible via the internet for the convenience of interested parties who may not be available at the scheduled meeting times.

Mr. Good said yes, that feature may be added even before the Phase II renovations are completed.

Ms. Boesen noted for the record that when money was originally budgeted for Central Campus renovation, the project did not include relocation of the Downtown School. She said there is a misperception in some quarters that the project was undertaken for the sole purpose of accommodating the Downtown School and also pointed out that the district will save the annual cost (\$300,000) of leasing the space where the school has been housed once its permanent new space is ready.

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**Item No. 18**

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Ms. Woods wanted to know when the remaining portions of the Central Campus premises are slated for renovation.

Mr. Good said that they are all part of future planning but the specific timetables will be dependent on funding streams. He said that he anticipates starting actual Phase II construction in December after Board approval of design specifications and bid awards.

Ms. Woods asked Mr. Johnson if the Downtown School will be able to accommodate more students after it moves to Central Campus, noting that it currently has a waiting list.

Mr. Johnson said the project may enable the addition of a small number of students but its primary objective is not expansion of population.

Ms. Buckton commented that, had the PPEL ballot measure not been approved in the recent special election, tonight's presentation might have been rendered moot.



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**Item No. 19**
**Page 1 of 2**
**Subject: AWARD OF BID NO. B6192 — CENTRAL CAMPUS  
PHASE II ASBESTOS ABATEMENT PACKAGE**
**For: ACTION**
**Contact: BILL GOOD**

(harold.good@dmps.k12.ia.us : 242-8321)

**Attachments: None**


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**Issue:** Award of contract for the Phase II asbestos abatement package for Central Campus.

**Superintendent's Recommendation:** The superintendent recommends a contract for the base bid be awarded to the lowest responsive/responsible bidder, Lindstrom Environmental in the amount of \$200,000.00.

**Presenters:** None. Bill Good will be present to answer any questions.

**Background:** This project will remove asbestos materials from areas to be renovated under the Phase II project.

- **Base Bid:** The work includes the asbestos abatement of portions of the first and second floors.

The district received bids on September 14, 2010. The results are as follows:

Bidder	Base Bid
Lindstrom Environ. – Plymouth, MN	\$200,000
ICM Insulation – Des Moines, IA	\$233,000
Robinson Bros. Environ. – Waunakee, WI	\$253,925
Wheeler Contracting – Omaha, NE	\$312,000
REW Services Corp. – Ankeny, IA	\$335,588

**Funding Source:** Statewide Penny (Students First Program)

Minutes

Ms. Caldwell-Johnson moved award of the bid to Lindstrom Environmental. Second by Link.



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**Item No. 19**

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Aye: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong,  
Nay: Woods  
Motion carried.

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**Item No. 20**
**Page 1 of 2**
**Subject: AWARD OF BID NO. B6191 — CENTRAL CAMPUS  
PHASE II DEMOLITION PACKAGE**
**For: ACTION**
**Contact: BILL GOOD**
**Attachments: None**

 (harold.good@dmps.k12.ia.us : 242-8321)
 

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**Issue:** Award of contract for the Phase II demolition package for Central Campus.

**Superintendent's Recommendation:** The superintendent recommends a contract for the base bid be awarded to the lowest responsive/responsible bidder, Metro Demolition Inc. in the amount of \$427,000.00.

**Presenters:** None. Bill Good will be present to answer any questions.

**Background:** This project will prepare portions of the first and second floors for future improvements. The future improvements will include:

Downtown School — renovation of portions of the first floor

Career Technology — renovation of portions of the second floor for culinary arts, multipurpose room, health career classrooms / lab and biotechnology classroom.

- **Base Bid:** The work includes the demolition of general, mechanical, and electrical components of the existing construction.

The district received bids on September 14, 2010. The results are as follows:

Bidder	Base Bid
Metro Demolition – Des Moines, IA	\$427,000
Neumann Bros. – Des Moines, IA	\$429,000
Robinson Bros. Environ. – Waunakee, WI	\$516,000
Brocon Services Inc. – Johnston, IA	\$547,000

**Funding Source:** Statewide Penny (Students First Program)

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**Item No. 20**

**Page 2 of 2**

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Minutes

Mr. Murphy moved award of the bid to Metro Demolition Inc. Second by Buckton.

Aye: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods

Nay: None

Motion carried.

**Item No. 21**

**Page 1 of 1**

**Subject: RESOLUTION TO HOLD A PUBLIC HEARING — UNDERGROUND ELECTRIC LINE EASEMENT; NORTH HIGH SCHOOL**

**For: ACTION**

**Contact: Bill Good**

(harold.good@dmps.k12.ia.us; 242-8321)

**Attachments: None**

**Issue:** MidAmerican is requesting the granting of an underground electric line easement at 501 Holcomb Avenue, legally described as follows:

A 10-foot wide underground electric line easement as generally depicted on Exhibit "A", attached hereto and made a part hereof; said electric line easement being situated on the following described property: Part or all of Lots 13, 14, 15, 16, 17, 18, 19 and 20; all in Richmond's Subdivision, now included in and forming a part of the City of Des Moines, Polk County, Iowa.

**Superintendent's Recommendation:** The superintendent recommends the Board approve the resolution to hold a public hearing for the purpose of granting an underground electric line easement to MidAmerican Energy for \$1.

**RESOLUTION**

**WHEREAS**, the Board of Directors of the Des Moines Independent Community School District (the "District") desires to grant an underground electric easement to MidAmerican Energy for \$1.00. The area subject to the easement is 501 Holcomb Avenue and is legally described as follows:

A 10-foot wide underground electric line easement as generally depicted on Exhibit "A", attached hereto and made a part hereof; said electric line easement being situated on the following described property: Part or all of Lots 13, 14, 15, 16, 17, 18, 19 and 20; all in Richmond's Subdivision, now included in and forming a part of the City of Des Moines, Polk County, Iowa.

**WHEREAS**, it is appropriate to publish a Notice of the proposed sale and of the hearing and to receive and consider objections and petitions.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Des Moines Independent Community School District:

Section 1. That this Board shall set a public hearing on the proposed sale for October 5, 2010 at 6:00 o'clock p.m. in the Des Moines City Hall Council Chambers at 400 Robert D. Ray Drive, Des Moines, Iowa 50309.

Section 2. That the Secretary is authorized and directed to prepare, publish, and distribute the Notice of Hearing.

**Minutes**

Ms. Strong moved approval of the resolution. Second by Link.

Aye: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods

Nay: None

Motion carried.



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**Item No. 22**

**Page 1 of 1**

**Subject: AMOS HIATT MIDDLE SCHOOL MASONRY REPAIR**

**For: INFORMATION**

**Contact: Bill Good**

(harold.good@dmps.k12.ia.us;515- 242-8321)

**Attachments: None**

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**Issue:** Due to water leaks from masonry deterioration the building is in need of masonry repair.

**Background:** To correct moisture infiltration problems, masonry repairs are necessary. Bids will be solicited as detailed in Chapter 26 of the Iowa Code. Bids will be received before November 16, 2010. Facility management will seek Board approval of the lowest responsive, responsible bid at the December 14, 2010 Board meeting. Plans are available at facility management.

Minutes

Mr. Good reported that Hiatt Middle School is in need of approximately \$350,000 worth of masonry repair.



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**Item No. 23**

**Page 1 of 2**

**Subject: PROPOSED CHANGES TO 700 SERIES/PROPOSED CHANGE TO MANAGEMENT LIMITATION 2.4 — ASSET PROTECTION**

**For: ACTION**

**Contact: Beth Nigut/Patricia Schroeder**

**Attachments: 10-040**

(elizabeth.nigut@dmps.k12.ia.us; 242-7837/patricia.schroeder@dmps.k12.ia.us)

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**Issue:** Proposed changes to the 700 series policies and to Management Limitation 2.4 – Asset Protection

**Presenters:** None. Beth Nigut and Patti Schroeder will be present to answer questions.

**Superintendent Recommendation:** The superintendent recommends the proposed changes to the 700 series and Management Limitation 2.4 be approved.

**Background:** According to Administrative Policy Series 200 Code 221, it is the responsibility of the superintendent or his/her designee to ensure that administrative policies are reviewed every five years and to bring any new or revised policies to the attention of the boards. The 700 and 800 series have been reviewed. There are no recommended changes to the 800 series. Attached are the proposed changes to the 700 series.

These proposed updates are primarily to maintain compliance with Iowa law and to bring the administrative policies in line with the Board’s Management Limitations and Ends Statements.

During the discussion at the September 7 Board meeting, the Board contemplated changes to code numbers 717, 722, and 741. However, the Board determined that rather than making changes to those particular policies, it would be more prudent to update Management Limitation 2.4 – Asset Protection.

Also attached is the proposed change to Management Limitation 2.4. The proposed change is intended to provide the information the Board is looking for in an annual monitoring report as opposed to coming before the Board in a “piece meal” manner. The proposed changes require that any monies received are in line with Board Ends and Management Limitations, and that any contracts, obligations or associations with individuals must also be in line with Board Ends and Management Limitations.

Minutes

Ms. Strong noted the inclusion in many of the proposed policy revisions of links to referenced district manuals and the Iowa Code.



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**Item No. 23****Page 2 of 2**

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Ms. Nigut, General Counsel for the district, reiterated from the Board's previous discussion of the proposed changes that the links will enable quicker and easier access to documents that are germane to the various policies.

Ms. Buckton commented that the proposed new language to be added to ML 2.4 was in lieu of additional changes to the 700 series that might otherwise have been called for.

Ms. Nigut agreed and said the amendment of ML 2.4 would ensure that information of potential interest to the Board with regard to the affiliation of the district with ex-employees of gifts to the district, for example, would routinely come to its attention rather than having to be discovered.

Ms. Woods wondered if one of the proposed changes wasn't already addressed by another of the Board's Management Limitations.

Ms. Nigut explained that the change in the policy language Ms. Woods had referred to was in fact to bring it in line with the actual practice under the Management Limitation in question.

Ms. Woods said she is glad to see policy language added that directs fees charged for use of district facilities back to those facilities to defray some of their operational costs.

Ms. Schroeder, the district's Chief Financial Officer, commented that this had been district practice for a few years and was another instance of policy being formally updated to conform with actual practice.

Mr. Murphy moved approval of the proposed changes. Second by Buckton.

Aye: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods

Nay: None

Motion carried.

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**Item No. 24** **Page 1 of 1**

**Subject: MONITORING REPORT FOR MANAGEMENT LIMITATION 2.0 —  
GENERAL EXECUTIVE CONSTRAINT**

**For: ACTION**

**Contact: Dr. Sebring**

(superintendent@dmps.k12.ia.ua; 242-7766)

**Attachment: 10-041**

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**Issue:** Board Governance Policy 3.4 — Monitoring Superintendent Performance includes a schedule of monitoring reports that requires an annual monitoring report on Management Limitation 2.0 — General Executive Constraint

**Superintendent's Recommendation:** The superintendent recommends the Board receive, discuss and take action on the monitoring report for Management Limitation 2.0.

**Background:** The Management Limitation 2.0 —General Executive Constraint is attached.

Management Limitation 2.0 states: The superintendent shall not cause or allow any practice, activity, decision or organizational circumstance that is unlawful, imprudent, or in violation of commonly accepted business and professional ethics and practices.

Minutes

Ms. Strong moved acceptance of the report. Second by Murphy.

Aye: Boesen, Buckton, Caldwell-Johnson, Link, Murphy, Strong, Woods

Nay: None

Motion carried.



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**Item No. 25a**

**Page 1 of 1**

**Subject: ELECTION OF CHAIR**

**For: ACTION**

**Contact: Elizabeth Nigut**

**Attachments: None**

(elizabeth.nigut@dmps.k12.ia.us; 242-7837)

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Board Policy Code 205 calls for nominations followed by written ballot, with election by simple majority.

The following oath shall be administered to the chair-elect:

“Do you solemnly swear that you will support the Constitution of the United States and the Constitution of the State of Iowa and that you will faithfully and impartially to the best of your ability discharge the duties of the office of president in the Des Moines Independent Community School District as now or hereafter required by law?”

Minutes

Ms. Boesen called for nominations for Board chair.

Ms. Strong nominated Connie Boesen for Board chair. Second by Link.

Mr. Murphy moved that nominations for Board chair cease. Second by Link.

Ballots were collected and read. Connie Boesen was election Board chair by a vote of 6-0. Mrs. Woods abstained as she had not been contacted prior to the meeting regarding election of Board officers.

Mr. Murphy administered the oath of office to Ms. Boesen.



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**Item No. 25b****Page 1 of 2****Subject: ELECTION OF VICE CHAIR****For: ACTION****Contact: Elizabeth Nigut****Attachments: None**

(elizabeth.nigut@dmps.k12.ia.us; 242-7837)

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The new chair shall conduct the election of vice chair in accordance with law. Board Policy Code 205 calls for nomination followed by written ballot, with election by simple majority.

The chair shall administer the following oath of office to the vice chair-elect:

“Do you solemnly swear that you will support the Constitution of the United States and the Constitution of the State of Iowa and that you will faithfully and impartially to the best of your ability discharge the duties of the office of vice chair in the Des Moines Independent Community School District as now or hereafter required by law?”

Ms. Boesen called for nominations for Board vice-chair.

Ms. Caldwell-Johnson reminded the Board of the discussion at its previous meeting about providing for leadership succession in its election of officers. She said that automatic ascension from vice-chair to chair would allow people to grow into officer posts and strengthen Board leadership.

Ms. Boesen said she recalled that the Board had tabled that discussion for a work session to be devoted to the topic at some future date in advance of the next school board election in the fall of 2011.

Ms. Nigut said that the state legislature had passed legislation in its last session mandating that school board presidents [i.e., chairpersons] be elected annually.

Ms. Buckton said that continuity of leadership is important. She added that part of the preparation for any work session should be consideration of the job descriptions for the officer posts. What should they each include?

Ms. Woods said a succession plan might help reduce the politics of jockeying for leadership posts that she has seen evidence of during her time as a Board member.

Mr. Murphy nominated Patty Link as Board vice-chair. Second by Buckton

Ms. Caldwell-Johnson moved that nominations for vice-chair cease. Second by Buckton.

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**Item No. 25b**

**Page 2 of 2**

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Ms. Link was elected vice chair by a vote of 5-1. Mrs. Woods abstained as she had not been contacted prior to the meeting regarding the election of Board officers. Ms. Link voted for Teree Caldwell-Johnson for vice-chair.

Ms. Boesen administered the oath of office to Ms. Link.

Ms. Boesen then administered the oath of office to Ms. Patti Schroeder as Board secretary.