



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

Dr. Shannon Banderman, Principal

May 8, 2026, Bus Garage Committee Meeting Minutes Meeting was held via Zoom

1. Call to Order

Superintendent, Monica Hiatt, called the meeting to order at 1:00 p.m.

2. Attendance

Stephanie York, Secretary to the Board, took attendance.

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

Guests in Attendance: (Joined Zoom at 1:39 p.m.)

Mark Ruether, Hoener Architects
Melissa Wucher, Hoener Architects
Thomas Ley, Cochran Engineering

3. Bus Garage Construction Document Discussion

Committee met and discussed the 5/4/26 MEP meeting notes, 5/4/26 owner's questionnaire notes, and Cochran site plan dated 4/20/26.

Hoener and Cochran joined at 1:39 so the committee could relay changes and updates to the above reference documents.

See Hoener's notes for details.

4. Adjournment

The meeting ended at 2:15 p.m.

Date Approved June 22, 2026

Board President Chelsea Davis

Board Treasurer James S. Heideman

Submitted by Stephanie E. York

MEETING NOTES

Project Name: **Lonedell Bus Garage** Meeting Date: **05/08/2026**
 Project Location: **Londell, MO**
 Project Number: **25-43B**

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

SITE PLAN REVIEW MEETING

- I. Purpose of Meeting
 - a. Review the updated Conceptual Site Plan C1.6 for the proposed New Bus Garage facility including site circulation, parking layout revisions, gravel paving extents, and overall operational functionality.
 - b. Continue coordination with the district and civil engineer regarding bus maneuverability, retaining wall impacts, parking capacity, future paving considerations, and upcoming design deliverables.

- II. Site Layout Review
 - a. Review updated Conceptual Site Plan C1.6.
 - b. Items reviewed included bus circulation, parking revisions, gravel areas, retaining wall locations, and paving scope.
 - c. Bus turnaround area:
 - i. District noted the current turnaround area appears tight once buses are parked in adjacent stalls.
 - ii. Dennis Barry noted the bus overhang reduces the usable straight approach into the stalls.
 - iii. District requested adding approximately 20-25 feet to the gravel area to improve bus maneuverability.
 - d. South gravel area:
 - i. Area adjacent to the lean-to canopy reviewed.
 - ii. District requested the full area inside the drive / turnaround area be gravel rather than dirt.
 - iii. Design team to review grading and gravel extents with the civil engineer.

- III. Parking Revisions
 - a. Parking north of the building reviewed.
 - b. District noted the revised building location removed several parking spaces previously shown in front of the building.
 - c. District requested the design team add back as much parking as practical in this area.

- d. Parking layout options discussed:
 - i. Re-stripping existing parking where practical.
 - ii. Angled parking or parallel parking along the revised paved area.
 - iii. Maximizing parking north of the building while maintaining proper circulation.
- e. Bus driver parking:
 - i. District preference is to keep bus driver parking outside the fenced bus area where practical.
 - ii. Previously shown spaces inside the fenced bus area may be eliminated and returned to grass.
- f. Civil engineer to update striping and paving layout for review.

IV. Retaining Wall, Grading & Paving Scope

- a. Retaining wall revisions discussed as part of adding parking north of the building.
- b. District acknowledged additional retaining wall length may be required to recover parking spaces.
- c. Grading along the gravel area reviewed.
- d. Guardrail was discussed and is not anticipated if adequate maneuvering room is provided.
- e. Future paving remains an option in the existing bus parking area if additional parking is needed later.
- f. District discussed the possibility of paving multiple areas at the same time for efficiency.

V. Approximate Quantities & Cost Discussion

- a. Quantities discussed are preliminary and for order-of-magnitude review only.
- b. Additional asphalt paving north of the building:
 - i. Cochran noted approximately 468 square yards based on the current concept.
- c. Gravel / fill area:
 - i. Additional gravel quantity discussed conceptually based on the revised turnaround area.
 - ii. Fill depth and tonnage to be further reviewed with final grading.
 - iii. Potential fill from the detention basin excavation may offset some required fill material.
 - iv. No final pricing decisions were made during the meeting.

VI. Design Team Update

- a. Design team has started the Revit model.
- b. Model information has been issued internally to the consultant team for coordination.
- c. MEP coordination meeting was held earlier in the week with the district.
- d. Pre-engineered metal building coordination:
 - i. Design team has reached out to Nucor Building Systems.
 - ii. VP Buildings also discussed as a potential comparable basis of design.
 - iii. Canon Building Systems was discussed as another possible contact / resource.
- e. Structural coordination:
 - i. Preliminary PEMB reactions are needed for footing and foundation coordination.
 - ii. Design team to continue pursuing vendor information to support structural design.

VII. Project Schedule

- a. First review deliverable anticipated in approximately three weeks.
- b. Page Turn / District Coordination Meeting targeted for May 29, 2026.

- c. Schedule remains aggressive and subject to continued refinement.
- d. Design team and district to continue interim coordination as needed.

VIII. Next Steps & Action Items

- a. Cochran Engineering:
 - i. Update Conceptual Site Plan C1.6 based on district comments.
 - ii. Revise parking layout north of the building.
 - iii. Show additional gravel turnaround area.
 - iv. Issue revised PDF / CAD file to the design team and district for review.
- b. Design Team:
 - i. Continue Construction Document development.
 - ii. Continue PEMB vendor coordination for preliminary reactions.
 - iii. Continue consultant coordination based on revised site layout.
- c. District:
 - i. Review revised site plan once issued.
 - ii. Continue to confirm parking, paving, and gravel scope priorities.

End of Meeting Notes

