



Pen City Current

Tuesday, October 2, 2018 | 11 pages | Volume 2 • Issue 223

School district looks to local experts for help with next referendum

Carl A. Nelson & Co. and Baxter Construction vie for CMA gig

BY CHUCK VANDENBERG
PCC EDITOR

FORT MADISON - Fort Madison school officials are turning to one of two local construction firms with storied legacies in southeast Iowa to help get a new elementary school built.

At a workshop on Monday evening, the Fort Madison School District Board of Directors heard pitches from Baxter Construction of Fort Madison and Carl A. Nelson & Company out of Burlington. The two firms are vying to be a construction management agency for the district's third shot at a referendum to build a new elementary school.

Officials haven't set a date for another referendum, but Board President Tim Wondra said the district will in all likelihood select one of the two firms based on the information that was presented to the board at the meeting.



Photo by Chuck Vandenberg/PCC

Tony Baxter, president of Baxter Construction of Fort Madison, makes a pitch to the Fort Madison School Board Monday night for his firm to be named the construction management agency for the district's next attempt at a referendum to build a new elementary school.

After selecting the firm as the construction management agency, then the district would consult with that agency on when best to put the referendum back out for a vote.

"After the last failed attempt, we sat down with a couple different groups and asked what did we

do wrong last time and what did we do right," Wondra said after the meeting. "They kept saying construction management. So our bond subcommittee met with three architect firms and two construction management firms last week to

look at what a CMA does vs what an architect firm does and what are the pros and cons."

A board bond subcommittee made up of Wondra and board members Dianne Hope and Carol Ross had been meeting in

See **SCHOOL**, page 6

County general election absentee starts Oct. 8

Submitted article

LEE COUNTY - Denise Fraise, Lee County Auditor, announces that early voting for the General Election to be held Tuesday, November 6, 2018 will begin Monday, October 8, 2018.

Voting will take place in the Auditor's Office, located in the North Lee County Office Building at 933 Avenue H in Fort Madison from 8:30am-4:30pm Monday through Friday and in the South Lee County Courthouse at 25 N 7th Street in Ke-

okuk at the window in the west hallway (across from the Assessor's Office) from 8:30am-Noon and 1:00pm-4:30pm Monday through Friday.

Eligible voters wishing to vote early may complete THE IOWA OFFICIAL ABSENTEE

BALLOT REQUEST FORM available from the Lee County Auditor or by downloading the form at <http://sos.iowa.gov>. The request for an absentee ballot may be hand delivered to the Auditor's office

See **ELECTION**, page 6



Aniah ROSS

Pen City Current Intern,
Fort Madison High School

OFP's Magnolias bring smiles, tears

The Old Fort Players is just a few days from pulling the curtain back on its next production - Steel Magnolias.

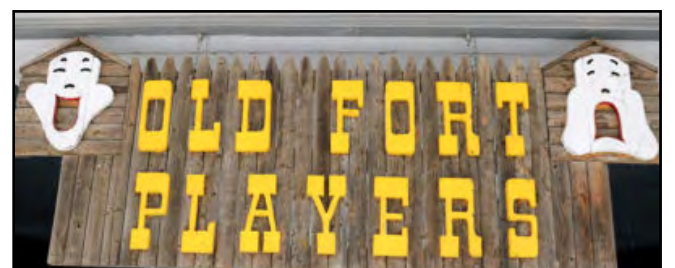
Set in the eighties in a quaint hair salon, the play focuses on a group of beautiful and sassy women. Throughout the production we hear about the lives of these characters through gossip and small talk. As life goes on for these women, we see their character development and we feel every hardship they go through. Each character had their own unique charisma which the actresses playing those roles did amazing at portraying. The play was very fun and entertaining, while also being serious and touching up on some hard subjects. I caught myself wiping a tear or two away. Many Comedic and heart-wrenching moments are heading your way when you see Steel Magnolias.

I had the opportunity to speak with the director of this wonderful production, Tamela LaFoe. She also played the role of M'Lynn. This is LaFoe's second time directing for Old Fort Players. She recently moved back into the Lee County area and got in touch with OFP and asked if they would be interested in doing Steel Magnolias. LaFoe let us know that Old Fort Players is being a little more socially active. At intermissions they will be selling bracelets for a dollar.

The cast includes Dannette Baier as Truvy, Corrine Keenan as Annette, Bella Baier as Shelby, Tamela LaFoe as M'Lynn, Bobbi Jo Lutzen as Ouiser, and finally Kelly Shields as Clairee. I asked a couple of cast members what they loved most about putting on this production.

"For me, my favorite part is being in a play with my daughter," says Dannette Baier who played the role

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Obituaries/Health News

CAROL WILCOX COKER

Carol Wilcox Coker, 82, of Keokuk, IA, died Sunday, September 30, 2018 at her home.

She was born on April 26, 1936 in rural Roodhouse, IL, the daughter of Floyd and Mary Helen Jones Wilcox. She graduated from Roodhouse High School with the Class of 1954 and received her R.N. degree from Passavant Hospital in Jacksonville, IL.



COKER

On July 22, 1956, Carol was united in marriage to Lowell Edwin Coker in Roodhouse, IL. He preceded her in death on January 15, 2007.

Carol had worked as a Registered Nurse at the Keokuk Area Hospital for 23 years and retired in 2001. She was a member of the Keokuk Area Hospital Auxiliary and had volunteered many hours at the Hospital Gift Shop.

She was a faithful member of the Evangelical Free Church in Keokuk and the Bible Babe's Bible study group. She served on the missions committee for over 20 years and especially enjoyed hosting missionaries in her home.

Carol enjoyed flower gardening, working on jigsaw puzzles and spending time with friends and family. Carol was known for her compassion. She used this gift to help grieving and troubled people. Her grandchildren were her pride and joy and she cherished the times she was able to spend with them.

She is survived by her daughter, Susan Marie Gunnink and husband Brian of Clive, IA, one grandson, Ezekiel Gunnink of Iowa City, IA, and two granddaughters, Sophia Gunnink of Ottumwa, IA and Lillian Gunnink of Clive, IA.

Besides her husband she was also preceded in death by her parents, two sons, Richard Coker and David Coker and one sister, Helen Wilcox Ryder.

Funeral services will be held at 10:30 a.m., Thursday at the Evangelical Free Church in Keokuk with Pastors Jack Klose and Craig Burton officiating. Burial will be in the Oakland Cemetery in Keokuk.

Visitation will be held after 1 p.m., Wednesday at the Vigen Memorial Home in Keokuk with the family meeting with friends from 6 - 8 p.m.

Memorials may be made to the Evangelical Free Church in Keokuk or the Leukemia and Lymphoma Society.

Online condolences may be left for the family at www.vigenmemorialhome.com.

Lee County Community Health Needs Assessment forum set

It is that time again to complete our Community Health Needs Assessment (CHNA) process and develop our new Health Improvement Plan (HIP) for Lee County. Lee County Health Department, Fort Madison Community Hospital, and UnityPoint Health - Keokuk have again partnered to do the CHNA. The first phase of this process was the

coordination of a community wide survey. Over 1,050 surveys were completed and the results have been compiled.

The next phase of the process is hosting a community partnership forum meeting to assess available county level data, analyze the community-wide

See **HEALTH**, page 4

DALE HOLLIS PLOWMAN

Dale Hollis Plowman passed away on September 30, 2018 after a difficult battle with cancer.

He was born on January 13, 1941 at his family's farm in Argyle, Iowa. Dale grew up and worked that very same farm in Argyle, Iowa with his best friend and sweetheart Annie Plowman, his wife of almost 30 years. They were married in Trinity Lutheran Church in Carthage, Illinois on October 15, 1988.



PLOWMAN

Surviving is his wife Annie Plowman, sister Vivian (Dwayne) Yager, stepsons Dan (Francis) Druck and Collin (Betty) Druck, grandchildren Jessica and Alex Benning, Monica, Lindsay, Sophie (Chris), Collin J, Alexandra, Christina, and Eli Druck, great grandchildren Andrea, Tyler, Alexis, Jacob, Fox and Kit, niece Kaye (Robert) DeLange, nephew Jim Yager, great nephews Cole Spurgin, Ryan, Ty, Clair, and Blake Yager, aunt Irene Topping and uncles Butch Coates and Tom Tedrow.

His passing to God's promise of everlasting life was preceded by his father Hollis "Pete" Plowman, his mother Ruth Ann Plowman, stepson William Druck and nephew Dave Yager.

In his younger years, Dale was an exceptional basketball player and a small airplane pilot. He enjoyed traveling with his wife and friends to such places as Europe, Alaska, and Tennessee to name a few. He also has several hobbies such as dancing, bowling, and collecting antique toys including: tractors, carousels, cars, farm equipment, cast iron stoves, and airplanes.

Dale and his wonderful dry sense of humor, quiet demeanor, positive loving attitude and giving, helpful nature will be deeply missed more than words can describe by those who knew and loved him.

Dale and Annie were truly blessed by the support they received during his brave, hard-fought battle with cancer. To the end, Dale maintained his sweet, wonderful, unselfish demeanor... worried about those he loved instead of himself. Annie would like to give a special thanks to all their friends and family, the staff at Great River Medical and Fort Madison Hospice who were extremely supportive through their most difficult time.

Open viewing will be available on Wednesday, October 3, 2018 from 12:00 p.m. noon to 7:00 p.m. at Schmitz Funeral Home in Donnellson, Iowa. Visitation will be held Thursday, October 4, 2018 at 1:00 p.m. with services starting at 2:00 p.m. Burial services will follow at Evangelical Cemetery west of Donnellson, Iowa. A Gathering of Remembrance will be held at Argyle Presbyterian Church thereafter.

Contributions may be made to the Central Lee Chapter of Future Farmers of America in Dale Plowman's name.

Schmitz Funeral Home of Donnellson is assisting the family with arrangements. Online condolences to the family may be left at www.schmitzfuneralhomes.com.

ROSALENE KRAMER

Rosalene Kramer, 93, of Salem, Iowa passed away at 1:35 p.m. on Monday, October 1, 2018 at Park Place Elder Living in Mount Pleasant, Iowa. Services pending with Schmitz Funeral Home in West Point.

SENIOR COMMUNITY BINGO

2nd Wednesday
of every month
at 2pm
in our dining room

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Pen City Current obituary policy

The Current runs obituaries at no charge to funeral homes and they run the day they are submitted in most cases. They are also run as submitted by the funeral homes.



Anthony B Fullenkamp
Financial Advisor
1233 Ave H
Ft Madison, IA 52627
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Pen City Current

Founded in 2016



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For the Record/Weather

For the Record

Fort Madison Police Report

09/28/18 - 9:30 a.m. - Fort Madison Police cited Bradley Gene Bennett, 42, of Keokuk, in the 4800 block of Avenue O, on a charge of driving under suspension. He was released with a court date.
 09/28/18 - 1:27 p.m. - Fort Madison Police responded to a report of a property damage accident in the 700 block of Avenue F.
 09/28/18 - 4:24 p.m. Fort Madison Police responded to a report of a hit and run in the 5400 block of Avenue O.
 09/28/18 - 4:35 p.m. - Fort Madison Police responded to a report of a stolen vehicle in the 400 block of Avenue E.
 09/28/18 - 4:35 p.m. - Fort Madison Police responded to a report of a burglary in the 300 block of Avenue E.
 09/28/18 - 5:09 p.m. - Fort Madison Police responded to a report of a burglary in the 2100 block of Avenue H.
 09/28/18 - 10:10 p.m. - Fort Madison Police responded to a report of a property damage accident in the 2100 block of Hwy. 61.
 09/29/18 - 4:35 a.m. - Fort Madison Police arrested Stephen Edward Winn, 41, of Fort Madison, in the 500 block of 5th Street on a charges of driving while barred and possession of drug paraphernalia. He was released on his own recognizance.
 09/29/18 - 5:15 a.m. - Fort Madison Police cited Renee Alice Kimbrough, 51, of Fort Madison in the 4500 block of Avenue O on a charge of driving under suspension. He was released upon citation.
 09/29/18 - 8:00 a.m. - Fort Madison Police responded to a report of a larceny/theft in

the 1500 block of Avenue C.
 09/29/18 - 12:22 p.m. - Fort Madison Police responded to a report of a larceny/theft in the 800 block of Avenue E
 09/29/18 - 2:00 p.m. - Fort Madison Police responded to a report of a vandalism in the 2200 block of Avenue F.
 09/29/18 - 4:30 p.m. - Fort Madison Police arrested Stoney Keelan Two Eagles Morse, 27, of Fort Madison in the 1500 block of Avenue M, on a charge of trespassing. She was released on her own recognizance.
 09/30/18 - 10:33 a.m. - Fort Madison Police responded to a report of vandalism in the 2700 block of Avenue O.
 09/30/18 - 10:01 p.m. - Fort Madison Police arrested Jermaine Kelly Thurmond, 47, of Keokuk, in the 1700 block of Avenue H, on a charge of driving while barred. He was released with a promise to appear.
 09/30/18 - 11:27 a.m. - Fort Madison Police arrested Cole Stephen Salazar, 26, of Fort Madison, at Riverview Park on charges of possession of drug paraphernalia, possession of controlling substance, and carrying weapons. He was taken to Lee County Jail and held.
 09/30/18 - 11:56 a.m. - Fort Madison Police responded to a report of a stolen bicycle in the 1600 block of 35th Street.
 09/30/18 - 11:23 p.m. - Fort Madison Police responded to a report of a larceny/theft in the 1900 block of Avenue E.
 10/01/18 - 5:59 a.m - Fort Madison Police responded to a report of a stolen bicycle in the 1600 block of Avenue H.
 10/01/18 - 9:52 a.m - Fort Madison Police responded to a report of a larceny/theft in the 1900 block of Avenue H.

10/01/18 - 10:15 a.m. - Fort Madison Police responded to a report of a larceny/theft in the 4800 block of Avenue O.

Lee County Sheriff's Report

09/28/18 - 2:27 a.m. - Lee County Sheriff deputies arrested Janey Lynn Wineinger, 33, of Keokuk in the 800 block of Johnson Street Road in Keokuk, on a warrant for violation of no contact order. She was taken to the Lee County Jail and released after paying a fine.
 09/29/18 - 2:00 a.m. - Lee

County Sheriff's deputies arrested William Jay Kirchner, Jr., 29, of Burlington, at the sheriff's office on warrants for providing false ID, driving under suspension, failure to use seat belts, and no proof of financial liability. He was taken to the Lee County Jail and held.
 09/29/18 - 12:44 p.m - Lee County Sheriff's deputies arrested Tyler Keith Jennings, 31, of Montrose on two warrants for violation of probation and a warrant for operating a vehicle without owner's consent. He was taken to the Lee County Jail and held.

09/30/18 - 12:40 a.m. - Lee County Sheriff's deputies responded to a one-vehicle accident where a vehicle driven by Carson Avery Donaldson, 18, of Fort Madison, struck a boulder in the middle of the road and had to be towed. No injuries or citations were issued at the scene.
 09/30/18 - 6:43 a.m. - Lee County Sheriff's deputies responded to a one-vehicle accident on Hwy 61, where a vehicle driven by Kristen Augusta Grace McClain, 23, of Keokuk, was reportedly forced from the road by an

unidentified motorcycle and ran into the median. A minor injury was reported at the scene. No citations were issued.
 09/30/18 - 8:21 p.m. - Lee County Sheriff's deputies responded to a one-vehicle accident near mile marker 22 on Hwy. 61 where a vehicle driven by Brooke Marie Wade, 20, of Keokuk, struck a deer and then entered the median. The vehicle had to be towed and Wade was cited for no proof of financial liability. *Those listed above are presumed innocent until proven guilty in a court of law.*

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WED 03 Oct



Light Rain
 High – 79.6° F | Low – 76.9° F

THU 04 Oct



Rainy
 High – 56.0° F | Low – 50.1° F

FRI 05 Oct



Heavy Rain
 High – 69.5° F | Low – 57.2° F

SAT 06 Oct



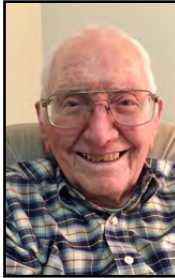
Heavy Rain
 High – 54.4° F | Low – 44.3° F

OpenWeatherMap

Obituaries/Health News

EUGENE "CURLY" H. FAETH

Eugene "Curly" H. Faeth, 95, of Ft. Madison passed away at 12:42 PM on Sunday, September 30, 2018 at Trinity Hospital in Bettendorf with both of his granddaughters by his side.



FAETH

He was born on August 15, 1923 in Ft. Madison to Harvey and Marion Muerhoff Faeth. Curly married Alice Recktenwald and during their twenty plus years of marriage they had six children; they later divorced. On September 29, 1969 he married Helen I. Decker in Las Vegas, NV and she passed away on July 30, 2006. Curly worked at DuPont and retired after thirty seven years of service. He served in the US Army during WWII. He was a member of the Ft. Madison Senior Citizens and the Eagles Club. Curly enjoyed square dancing, working on his home and yard, bowling and he grew fabulous tomatoes. He was a very active member at the Newberry Center and played countless games of euchre over the years. Curly loved telling jokes and his sense of humor was one of his greatest assests.



Survivors include his children, Jaelyn Faeth of Tucson, AZ, Richard Faeth of Marshalltown, IA, Catherine Faeth of Tucson, AZ and Collette (Tim) Mason of Santa Barbara, CA; two grandchildren, Lucia Scott Wilcher of Davenport and Shannan Faeth Garcia of Bettendorf and two great granddaughters, Faith and Grace. He was preceded in death by his parents, wife Helen; two sons, David and Jon and a sister, Rose.

The Celebration of Life will be held on Thursday, October 4, 2018 at 2 PM at King-Lynk Funeral Home & Crematory with Rev. Dean Graber officiating. The family will meet with friends from 1-2 PM. Burial will follow in Soldiers' Circle, Oakland Cemetery with military rites performed by the Ft. Madison Veterans Honor Guard.

A memorial has been established for the Newberry Center and online condolences may be left at www.kinglynk.com.

EVE M. POWER

Eve M. Power, 61, of Ft. Madison passed away on Friday, September 28, 2018 at 5:57 PM at the University of Iowa Hospitals and Clinics due to a bowel perforation and sepsis.



POWER

She was born on July 2, 1957 in Ft. Madison, IA to Richard and Phyllis Hutson Power. Eve never married. She worked at Hardee's and McDonald's for many years. Eve enjoyed crocheting and knitting various crafts, watching old TV shows and enjoyed everyone's dogs and cats.

Survivors include one sister, Carol (Lynn) Parson of Ft. Madison, one brother, John (Anita) Power of Morning Sun, IA; nieces, Carla (Tom) McEntee of Dallas City and Carrie (Corey) Fraise of Ft. Madison; nephews, Craig Parson of Ft. Madison and Dale (Katrina) Power of Franklin; uncles, Doc (Rose) Power of Corpus Christi, TX and E. Dale Hutson of Huntsville, AL and several cousins. She was preceded in death by her parents, grandparents; aunt Norma Hitch; uncles Tommy Power, Bob and Mike "Dave" Hutson and cousins, Jamie and Carrie Hutson.

Per her wishes, cremation has been entrusted to King-Lynk Funeral Home & Crematory. A celebration of life will be held on Saturday, October 20, 2018 from 2-4 PM at the Community Room at Eagle Bluff Apartments.

A memorial has been established for PAW Animal Shelter and online condolences may be left at www.kinglynk.com.

Forum Thursday in Montrose

HEALTH - Continued from Page 2

survey results, and then identify 2-4 priority health needs to work on in the next few years. The group will be asked to share their ideas for improvement strategies and activities they are willing to work on for improving the priority health needs. Our first community partnership meeting will be held on October 4, 2018 at 1:00 pm at the Montrose Riverfront, Inc., 201 N. 1st Street, Montrose, Iowa. Additional planning meetings may be scheduled if needed. Please RSVP by email at mross@leecountyhd.org or call LCHD at 800-458-6672.

Our goal will be to have the Health Improvement Plan completed and approved by involved partners and adopted by our Lee County Board of Health by January 2019. If you have any questions about the process please call LCHD at 800-458-6672.

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8:00am - 5:00pm



From the Front/Classifieds

OFP's Steel Magnolias runs next two weekends

PLAYHOUSE - Continued from Page 1

of the hairdresser, Truvy. Baier was in the first production of Steel Magnolias in 1995 when she was eighteen. At that time she played the role of Shelby, which her daughter, Bella Baier, now plays in the 2018 rendition of the play.

Corrine Keenan, who played the part of Annelle, is a first-timer in the Old Fort Player Productions.

"I liked wearing different wigs, it was fun seeing how I looked. It's a lot of fun," says Keenan.

Overall, I loved this play and it's cast.

You can see this play yourself at the OFP Playhouse at 725 Avenue G on Oct. 5-7 and the 12-14. All shows are at 7:30 p.m., except for Sundays which start at 2 p.m. I fully recommend taking a trip downtown to enjoy this beautiful play sponsored by Jim Baier Ford Lincoln in Fort Madison.

For ticket information contact the playhouse at 372-9559 or message OFP staff on their Facebook page at <https://www.facebook.com/oldfortplayers/>.

Auditor outlines general election absentee guidelines

ELECTION - Continued from Page 1

in Fort Madison or mailed to the Lee County Auditor, P.O. Box 190, Fort Madison, IA 52627.

A voter may also request a ballot on paper no smaller than 3 inches by 5 inches and must contain the voter's name, mailing address, date of birth, signature and the name of the election for which the voter is requesting a ballot. Requests must be received by 5:00 P.M., Saturday, October 27th.

Requests may be faxed to 319-372-7033 or emailed to auditor@leecounty.org. However, the original document must be received by the Auditor's Office in order for the ballot to be counted. If mailed, it must be received by November 5, 2018. If hand delivered, it must be received in the Auditor's Office before the polls close at 9:00 P.M. on Election Day.

Voted ballots may be returned by mail, but must be postmarked no later than Monday, November 5, 2018 and received by 12:00 Noon on Tuesday, November 13, 2018. Prepaid postage is affixed to all ballot return envelopes. The voter's ballot may be hand delivered to the County Auditor's Office before 9:00 P.M., Election Day, November 6, 2018, by the voter or any person the voter designates.

Anyone having questions regarding absentee voting may contact the Auditor's office at 319/372-3705.

SHOP the classifieds



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PUBLIC NOTICES

PUBLIC NOTICE
Lee County, Iowa
Board of Supervisors
Regular Meeting
Agenda
DATE: TUESDAY,
October 2, 2018
MEETING
CONVENING TIME:
9:00 A.M.
LOCATION:
Correctional Center
2530 255th Street,
Montrose, IA
AGENDA

Pledge of Allegiance
 Approve Agenda
 Consider Approval of September 25, 2018 Board Minutes
 Consider Approval of Claims
 Public Input
 Domestic Violence Awareness Month Proclamation
 Discuss and Consider Approval of Investigating Possibility of Transitioning Lincoln Ridge under Lee County Authority
 Consider Approval of Memorandum of Understanding with Sheriff's Unit
 Consider Approval of

Resolution Appropriating Pilot Payment to General Fund
 Consider Approval of Class C Liquor License for Boonies Bar and Grill, Fort Madison Consider Appointment to Revolving Loan Fund Committee Reports:
 A. Commission of Veteran Affairs Minutes of Meeting
 B. Manure Management Annual Update for Tony Mertens in Cedar Township Commission or Committee Reports
 Adjourn

PUBLIC MEETING - CITIZENS WELCOME

Workshop to follow

Vision and hearing assistance available upon request

Contact Title VI Administrator 319-372-3705

County Website: www.leecounty.org

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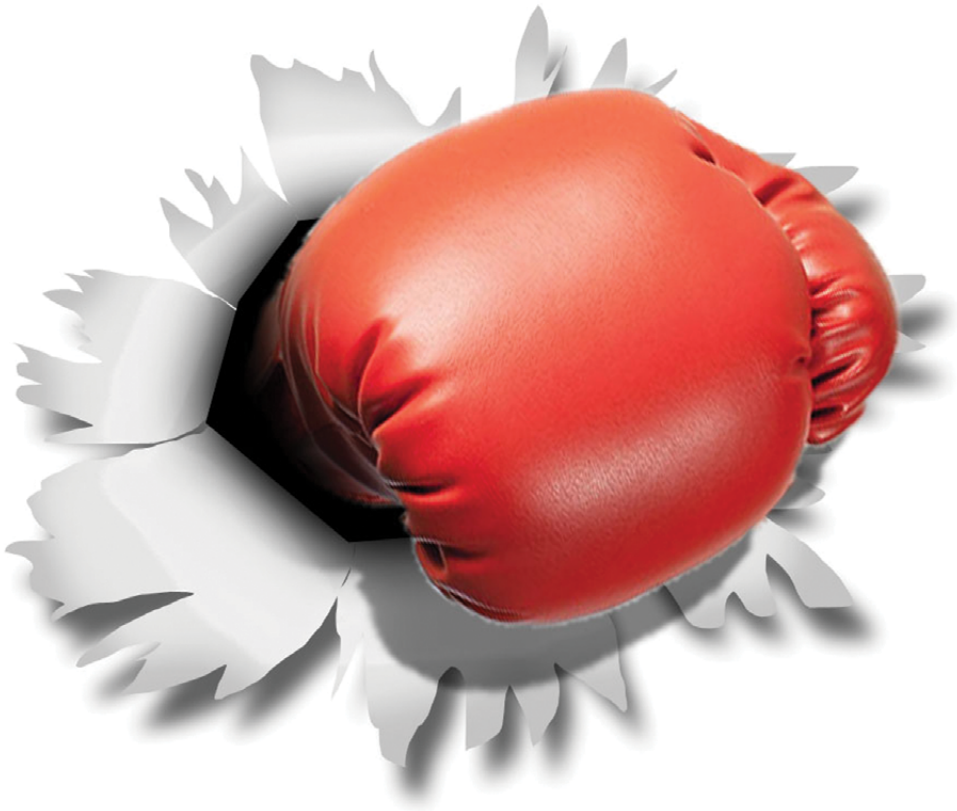
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10/4 Newberry Center Ft. Madison 8:30am-Noon	10/11 Trinity United Methodist -Keokuk Noon-4:30pm	10/18 Heritage Center Keokuk 10:00am-Noon	11/1 McAleer Hall Fort Madison 10:00am-2:00pm
10/4 Deer Meadow Keokuk 8:30am-9:30am	10/15 Montrose Public Library 8:00am-11:00am	10/18 Eagle Bluff Apts. Ft. Madison 9:00am-10:00am	Please bring Medicare card to clinic
10/8 West Point Public Library 1:00pm-3:00pm	10/16 Hoerner YMCA Keokuk 8:30am-10:00am	10/23 Rose Michael Gardens Ft. Madison 8:30am-10:00am	Private Pay cost \$25
10/9 Hillview Village Ft. Madison 10:30am-12:30pm	10/17 Donnellson Public Library 11:30am-1:30pm	10/23 Parkview Apts. West Point 10:30am-Noon	Any questions please call (319)372-5225 www.leecountyhd.org LIKE us on Facebook



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From the Front/Lottery Numbers

District hoping firm can reduce project costs

SCHOOL - Continued from Page 1

previous weeks to discuss the options for the next attempt. Wondra said the subcommittee met with a preferred provider from a list of construction management agencies provided by the Iowa Association of School Boards, to see how a CMA could help get the referendum passed and the school built.

He said DLR Group, the architect firm that handled both the last two referendum attempts, was not asked to be part of the process.

Wondra said after looking at what a CMA does and hearing from the firm off the IASB list, the committee realized they had two really good firms here in southeast Iowa that could do the same thing, which would help reduce the costs of the project.

"Going through that is why we recommended a construction management firm," Wondra said. "And we had two great ones right here locally. We saw that was the same thing these local companies did and they would have that

local ownership and buy in. The thought to starting with a clean slate is to try and bring the cost down and get that bond passed. Get it done."

Carl A. Nelson presented first to the board and outlined how they would see the project through from pre-bond planning, preconstruction, construction, and closing out the processes. The construction management group manages the whole project from forming committees to helping facilitate information to the community through working with contractors, sub contractors, and vendors. Their fee comes in the way of a percentage of the project cost at different phases.

Dan Culp of Fort Madison, a co-owner of Nelson, outlined the scope of the firm's services, with the help of several other specialists and owners at the company. The company would charge approximately a half percent of the construction costs in the pre-bonding phases. However Culp said the

firm would waive that fee if the bond failed.

Carl A. Nelson would then be paid 3.25% of the total construction cost plus what project specialist Chris Smith called "general conditions" which would include any Carl A. Nelson staff labor charges on site and any equipment costs for trucks or trailers on the site. Smith said a project superintendent would be on site at all times and other staff may be on site at various times during a work week, and the project would take roughly a year to complete.

Figuring the pre-bonding and construction percentages at 3.75%, on the projected cost of the 2018 new elementary school, Nelson would stand to make about \$1.13 million, not including the general condition charges. However, both Smith and Culp showed where construction management agencies have a track record of reducing construction costs, as well as duplication of service fees by subcontractors. Smith

"It's kind of one of those things that you have to pay for the service, but these could help bring the cost down."

-Tim Wondra, FMCS Board president

showed several sides of educational construction and renovation projects where costs came in several million dollars under budget.

Tony Baxter, President of Baxter Construction, along with Vice President Michael Baxter, Jeremy Butts, vice president of preconstruction and Rob Knight a project executive, outlined very similar services. Tony Baxter emphasized with the board that they had information

about what did and didn't work with the last election and had some ideas on not just passing the referendum, but passing it by a large margin.

Michael Baxter presented two different options for fees for their services which included a 1% waiveable pre-construction service fee and a 4% construction fee, both off the total project cost, and then general conditions, plus a 50% split in any savings in the contingency fund, which Baxter said typically carries about 5% to 6% of the total cost. Using the same 2018 figure of \$30 million that would generate at \$1.5 million management fee, plus contingencies, and the bonus structure.

Baxter then offered an option where the district and Baxter's negotiate a lump sum fee for the entire project and then split the savings in the contingency fund.

"It incentivizes the contractor not to increase the contract price. We lock in our general conditions and lock in our fee, add

a set amount, and that's what it will be throughout the project," Michael Baxter said. "Our fee doesn't increase. We take the risk from the owner and put it on our shoulders."

Tony Baxter said the firm actually prefers to do the lump sum arrangement.

Wondra said he wasn't surprised by the costs associated with hiring the management firm.

"It's kind of what we expected. It's about the same as the architecture firm was, actually. It's kind of one of those things that you have to pay for the service, but these could help bring the cost down."

Wondra said the board isn't favorable to another bond effort in April.

"Last time we learned April is probably not a good time to do this. I've heard through the grapevine that Central Lee may be looking at doing theirs in April and we want to try not to, like last time, compete against each other and people get misinformation."

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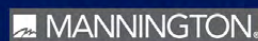
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