



BANKS SCHOOL DISTRICT BOARD OF DIRECTORS
12950 NW Main St. Banks OR 97106
Administration Building
Minutes April 30, 2013

SPECIAL SESSION

Banks Jr. High Library

Call to Order/Flag Salute Chair Richard Bowden called the meeting to order at 5:30 PM. He welcomed everyone to the meeting and led the flag salute.

In Attendance:

Board Members:

Kathy Edison, Richard Bowden, Will Moore, Laurie Schlegel

District Administration:

Bob Huston, Superintendent

Joni Spencer, Business Manager

Shelley Mitchell, BJHS Principal/Student Services Director

Others:

Scott Rose, DLR Group

Rick Rainone, Rick Yeo, Cornerstone Consulting

Les Jacobsen, Ricardo Becerill, P&C Construction

Ron Frame, Pete Edison, Dan Streblov, Norman and Maureen Okerstrom

Approval of Agenda

Will Moore moved to approve the agenda as presented. Laurie Schlegel seconded. Motion passed unanimously.

BMS/BHS Value Engineering Logs; Alternates

Rick Yeo stated the purpose of the meeting is to act on the four recommendations presented to the board by Cornerstone Consulting, P&C Construction and DLR Group.

The recommendations are:

1. Review and Approve the BMS/BHS VE Logs
2. Review and approve the BMS/BHS Alternatives
3. Transfer \$73,978 from the District Costs budget to the BMS/BHS budget
4. Approve the agreement with P&C in the amount of \$7,750,000

Approval of agreement with P&C a formality – the contract has already been awarded to P&C.

Summary of Budgets:

BES – no scope at this time

BMS/BHS – has been bid out

Bleachers – cost savings of \$58,571, Once finalized the savings will be transferred

District Projects – recommendation to leave budget alone at this time

District Costs – recommendation to move \$73,798 to BMS/BHS budget

Program Contingency – has not changed at this time

The Banks High School Projects Summary Preliminary GMP Estimate is \$7,943,988.

This includes \$455,000 contractor's construction contingency.

Estimate of scope not funded: \$73,978

Bid alternates are not approved at this time.

Concrete hardscape and retaining walls and plaza are not in the base bid.

Duct work – double wall insulation near unit then single wall

Alternate gravel to track not designed at this time. Curbs were a consideration. Another alternative will be designed and presented at the May work session.

Mr. Rainone stated the board needs to prioritize alternatives. There are not enough funds to purchase all alternatives wanted at this time. 60% of the risk to the project will be gone in 60 days, site work abatement and demolition work will be done. The contractor also holds \$455,000 in contingency. The desire is to have the plaza done by summer. The board requested cost ranges for other options to running gravel down to track.

The board asked the costs to be presented to the superintendent before the end of the week if possible.

Mr. Yeo said there are no changes on the value engineering log to the Middle School.

Alt. #2: the sunshades would provide the colomnade effect desired by community members.

Alt #4 – most schools use VCT flooring.

Alt.#5 – spray form more expensive, problematic with brick. Rigid insulation results in a loss of 6ft of space.

Alt #8 – speakers in the rooms are included in the cost.

Mr. Yeo said the decision on the plaza may be postponed for 30 days.

The district is at the point of awarding contracts on the other items.

Mr. Yeo recommended moving the \$73,978 to the MS/HS budget – this still leaves \$200,000 in anticipated savings.

He said it is time to make the decision on the alternates, leaving the decision on the plaza for 30 days.

Will Moore moved to approve the BMS/BHS value engineering logs. Kathy Edison seconded. The motion passed unanimously.

Buxton Funds for Bond Projects

Joni Spencer reported on the Buxton Funds.

Originally \$405,000. Current amount \$250,000.

\$100,000 borrowed in 2011-12 has to be replaced.

\$253,000 Buxton Funds will be available to the board.

Will Moore moved to approve the BMS Bid Alternates #2 and #3 based on the value engineering log already approved. Kathy Edison seconded. The motion passed unanimously.

Mr. Yeo said that the \$175,000 needs to be funded by board action.

Kathy Edison moved to use Buxton Funds to fund the BMS Bid Alternates #2 and #3. Will Moore seconded. The motion passed unanimously.

Board consensus was to rough in the work for MS Bid Alternate #8. The sound system could be added later.

Mr. Yeo reported that at the end of the project the district can apply for the Project Facility Grant. He estimated the district would receive \$350,000 to \$400,000.

HS Bid Alternate #2 – can hold for 30 days. Mr. Moore said he would like to see a viable option non-gravel finish to keep the gravel off the track, at a cost of less than \$152,000. Mr. Rose said an 80 ft x 120 ft asphalt pad would be \$20,000 to \$25,000. The 60 ft of pipe for drainage would cost \$5,000.

HS Bid Alternate #1 and #3 were not accepted.

MS Bid Alternate #2 was accepted using the alternate manufacturer, at a cost of \$65,184.00

MS Bid Alternate #3 was accepted.

MS Bid Alternates #1, #4 through #8 were not accepted at this time.

Mr. Yeo said the board needs to approve to increase the P&C fund by \$73,978; to approve to move the Buxton Funding of \$175,000 to P&C fund; and to approve the P&C contract in the amount of \$7,750,000.

Kathy Edison moved to transfer \$73,978.00 from District Costs budget to the BMS/BHS budget. Will Moore seconded. The motion passed unanimously.

Will Moore moved to approve the P&C contract with \$175,000 funding from the Buxton fund. Kathy Edison seconded. The motion passed unanimously.

Will Moore moved to increase the P&C contract by \$175,000. Laurie Schlegel seconded. The motion passed unanimously.

Laurie Schlegel moved to approve the P&C contract in the amount of \$7,750,000. Kathy Edison seconded. The motion passed unanimously.

Consensus: The goal of the board is to pay the Buxton funds back. There will be a debate at the time the funds become available whether to pay the funds back or to use the funds for the school projects.

Negotiations Process

Mr. Huston reported to date BEA/BACE have met with him to set parameters. He said the district wanted the ending fund balance to be \$290,000 to \$300,000. Normally the ending fund balance would be 5%. The norm is now 3%, with Beaverton at 2.5%. He said the group is ready to come forward with a proposal. It will be a combination of delayed step/COLA and furlough days. Mr. Huston said the goal is to have an agreement prior to the May 9 budget committee meeting. He said the 2014-15 school year finances are uncertain. The board thanked Mr. Huston for his work.

Additional Bond Discussion

Pete Edison asked about the storage/classroom of the JH not scheduled at this time to be enclosed. The board said they want to get a list of those items not funded at this time and prioritize the list in the event funding is available.

Adjourned 6:50 PM.