



## BANKS SCHOOL DISTRICT BOARD OF DIRECTORS

12950 NW Main St. Banks OR 97106  
Administration Building

### Meeting Minutes January 30, 2013

#### **SPECIAL SESSION** **District Board Room**

**Call to Order/Flag Salute** Board Chair Richard Bowden called the meeting to order at 4:35PM. He welcomed everyone to the meeting and led the flag salute.

#### **The following were in attendance:**

|                          |  |
|--------------------------|--|
| Board of Directors       | Staff/Others   |
| Richard Bowden, Chair    | Bob Huston, Superintendent                               |
| Kathy Edison, Vice-Chair | Joni Spencer, Business Manager                           |
| Norie Dimeo-Ediger       | Shelley Mitchell, JH Principal/Student Services Director |
| Will Moore               | Mike O'Reilly, Technology Director                       |
| Laurie Schlegel          | Karla Clark, JH Teacher                                  |
|                          | Rick Rainone, Cornerstone Management Group               |
|                          | Rick Yeo, Cornerstone Management Group                   |
|                          | Les Jacobson, P&C  |
|                          | Ricardo Becerill, P&C                                    |
|                          | Scott Rose, DLR  |
|                          | Pete Edison  |
|                          | Ron Frame  |
|                          | Matthew Borchers   |

#### **Agenda Approval**

Will Moore amended the agenda as follows:

There will be no discussion of the high school project tonight.

Action Item 6.2

The addition of a board member to all bond-related owner meetings will be discussed and a consensus will be reached.

Action Item 6.3

The superintendent evaluation document will be reviewed.

Kathy Edison moved to approve the agenda as amended. Norie Dimeo-Ediger seconded. Motion passed.

#### **CONSENT**

Kathy Edison moved to approve the consent agenda as presented. Norie Dimeo-Ediger seconded. Motion passed.

#### **Personnel**

**Leave Of Absence:** Diane Coughlin 1.0FTE Teacher effective January 16, 2013 for the remainder of the 2012-13 School Year

**Temporary Hire:** Becky Hundley 1.0FTE Teacher effective January 28, 2013 for the remainder of the 2012-13 School Year

#### **DISCUSSION**

##### **Estimate for the Addition/Renovation at Banks Middle School**

Rick Rainone gave a summary of the last 30 days.

P&C on board as CM/GC and have developed cost estimates. Drawings and clarifications are the results of three meetings of the project team. He introduced Rick Yeo. Mr. Yeo has been with Cornerstone for 6 yrs and has worked on building projects for the Scappoose, Philomath and Hillsboro school districts and previously was with Robinson Construction. The project team has been working on balancing the budget and scope and are holding weekly meetings. The district won't know actual cost until bids are received. Middle School costs will be verified on bid day. Current funds available in the project budget: \$4.9 million for Middle School. The current cost estimate from P&C is \$5.9 million. Cost options by the budget team have been discussed. Mr. Rainone said every option is on the table, such as reducing the number of classrooms. Mr. Rainone said that it is not uncommon to go through the design phase and try to buy more than the budget can afford – this is a standard design phase. He said there was a commitment to the floor plan some time ago, and there was an additional 2,000 sq.ft. for wider corridors. He said this starts the process to give the owners choices.

### **Cost Options**

Mr. Rainone shared the Cost Option draft from P&C. Laurie Schlegel asked if this was a process to try to get costs down before bid. Mr. Rainone said the ways to reduce costs were to reduce scope, add money, or a balance of both. When the district bids, P&C will put together the bid documents and will bid to anyone qualified to do the work. The cost options total \$500,000 and are not included in the \$5.9 million. Mr. Frame said he had a hard time with having done all the work making decisions to find out the costs are \$1.5 million over budget. Mr. Rainone said the square footage increased to 27721. Mr. Yeo said the cost per square foot went from \$180/\$190 per square foot to \$230/\$240 per square foot. Mr. Rainone said it will be important to keep the high school at or below budget. He said bid day is absolute and the district needs to prepare to award on bid day. He said the amount to reduce won't be \$1 million – there is still unallocated money in the bond.

The board moved to discuss the cost options.

### **BUILDING**

#### **BD-1 Consensus: include as bid alternate**

Mr. Rose said sunshades help to reduce heat and sunlight in the building. Removing the sunshades will produce a more modernistic feel to the building. There will be a longer mechanical run in the afternoon without the shades. Both Mr. Rainone and Mr. Rose said there is time within the project to add these back on.

#### **BD-2 Consensus: Use roofing in current budget**

The SBS roofing has a 20-year warranty. The warranty and durability is the same as the more expensive roofing material.

#### **BD-3 Consensus: Include as bid alternate**

Tilt construction is more economical. Currently brick is on the north and west elevations. This would include brick on the other two elevations.

#### **BD-4 Consensus: Use metal wall panels in current budget**

The area is high up, above the roof on the east elevation.

#### **BD-5 Consensus: Use tube steel support in current budget**

This will add structural steel, going from a curtain wall to a storefront.

#### **BD-6A&B: Consensus: Change budget to VCT flooring, and ask for bid alternate for MCT flooring.**

Cork flooring is a green product and is very expensive. Cork was eliminated. MCT is softer than VCT, and has less maintenance.

#### **BD-11: Consensus: Include as bid alternate**

Batt insulation is more common. A weather/water barrier is included in the spray foam insulation. Insulation to the outside of the skin is preferable. It is energy efficient and rather expensive.

#### **BD-12: Consensus: Use proposed change by DLR**

Display cases in the MS lobby were eliminated.

#### **BD-13: Consensus: Include as bid alternate**

This would eliminate the tubular skylights.

#### **BD-14: Consensus: Use proposed change by DLR**

The exterior stair guardrail will be vertical picket.

#### **BD-15: Consensus: Keep original design**

Keep aluminum storefront at the south wall courtyard.

#### **BD-16: Consensus: Use proposed change by DLR**

The bottom 7' of the wall panels will be alpolitic metal with the remainder of the panel being vertical metal.

#### **BD-17: Consensus: Include as bid alternate**

The technology for the machine roomless elevator is not new; however it is fairly new to Otis Elevator and it is now the main two-stop elevator design for Otis. The bonus would be an extra storage room.



## **MECHANICAL/ELECTRICAL/PLUMBING**

### **MEP-1: Consensus: Use PEX piping in current budget**

The plastic piping has a good track record. It will be in the branch piping to fixtures.

### **MEP-2: Consensus: Use ABS piping in current budget**

ABS piping will be used in underground storm and sanitary piping and vent piping.

### **MEP-3: Consensus: Use MC cable in current budget**

MC cable will be used for concealed wiring (J box to device), all runs and exposed wiring will be in conduit.

Scott Rose will generate the addenda items due to changes.

## **Temporary classrooms discussion.**

Banks Portable Classroom Options handouts shared with the attendees.

Mr. Rainone said portables can be rented, and Beaverton and Newberg school districts have some for sale. A lease of portables may be made through P&C. The cost of leasing includes the cost of removal.

Decision needs to be made whether to improve existing ones or providing temporary classrooms either purchased or leased. The existing portables will be in the construction area. There will be incurred costs of plumbing (if needed) and power.

**Consensus: Move toward direction of purchase of portables from another school district – condition of portables need to be determined prior to a decision.**

Mr. Rainone said with the decisions made on the cost options, the variance has been reduced by \$120,000. The district will bid the high school project the end of March first of April.

Mr. Huston said there will be a value engineering meeting for the High School within 2 weeks. After that meeting the bond management committee will reconvene.

## **ACTION**

### **Action Item 6.3**

#### **Superintendent Evaluation Document**

**Consensus: The 2011 Superintendent Evaluation document structure will be used for board and administrators. Mr. Huston's goals will be incorporated into the documents.**

The documents will be returned to Marlo Mosser, who will then email them to Richard Bowden.

There was no formal motion made.

### **Action Item 6.2**

The addition of a board member to all bond-related owner meetings.

Mr. Moore said he would like a board member attend the meetings. He said this could provide a historical, outside perspective. Most other district had such a person from the board. It would be helpful at same person all the time. It will not be a requirement for the board member to attend, and meeting times will not be changed if this person is not available.

**Consensus: Kathy Edison will be the board representative to the bond-related owner meetings, and the schedule of meetings will be made available to her.**

## **MOTION**

Will Moore moved to appoint Kathy Edison to serve as the board representative to the bond-related owner meetings and direct the superintendent to inform her of the meeting times. Norie Dimeo-Ediger seconded. Motion passed.

## **AUDIENCE**

Shelley Mitchell asked when the "new" portables will be in place. Mr. Huston said the plan is to have them in place around March 15. Ms. Mitchell said the JH PTO has a plan in place for where their materials in the current portables will be stored. She said the HS PTO is also involved.

## **ADJOURNMENT**

The meeting adjourned at 7:00 PM