



## BANKS SCHOOL DISTRICT BOARD OF DIRECTORS

12950 NW Main St. Banks OR 97106  
Administration Building

### Meeting Minutes February 27, 2013

#### Special Session District Board Room

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

#### The following were in attendance:

##### Board of Directors

Richard Bowden, Chair  
Kathy Edison, Vice-Chair  
Norie Dimeo-Ediger  
Will Moore  
Laurie Schlegel

##### Staff/Others

Bob Huston, Superintendent  
Joni Spencer, Business Manager  
Rick Rainone, Rick Yeo, Cornerstone Consulting  
Shelley Mitchell, BJHS Principal/Stu.Serv. Director  
Les Jacobson, Ricardo Becerril, P&C Construction  
Ron Frame, Pete Edison, Vicky Van Domelen, FPC  
Students Chris Munjar, Jessica Beatty

#### Middle School/High School Bond Projects Budget

Rick Rainone introduced Les Jacobson from P&C and Rick Yeo from Cornerstone Consulting. He shared the bond budget dated 2/27/2013. He said the program budget identifies scope and establishes the budget for the scope. The project budgets are broken into the different projects – in Banks there are 6 project budgets; the BES budget; the MS/HS budget; the bleacher budget; district project budget; district costs budget and program contingency. The budgets include all projected costs except the contingency. The bleachers project has been bid. The cost of \$75,804 is set, and Mr. Rainone feels comfortable with \$200,000 savings being moved to the MS project. The district projects have not been decided at this time. Mr. Rainone said the district costs are not allocated to any one project. The program contingency is the bond premium the district received when the bonds were sold. He said at this time he is comfortable with under anticipated construction costs of \$277,000 and under anticipated soft costs of \$600,818. Mr. Rainone said that the district has to get through the next phase before unanticipated costs can be determined.

Mr. Rainone said the recommendation is that the bid day be moved to March 8. This is due to additional clarification requested by sub-contractors. There are no other big jobs competing on the March 8 bid day.

Mr. Rainone stated that at this time it appears the high school will come in at or below budget on the high school bid day. He said that the scope can creep up, and it is important to just do what was funded in the program budget. He said that the estimate has gone down \$300,000 over the last three weeks. Mr. Rainone stated that the district needs to modify project budgets when it is in the best interest of the district. He recommended the board add \$275,000 from the anticipated soft costs budget savings from the MS/HS budget and \$200,000 from the bleachers budget to the MS/HS to the MS/HS construction budget. He said this would fund the additional space in the classrooms and corridors that were added to the scope of the MS.

Mr. Moore asked the purpose of this presentation. Mr. Rainone said it was to show the amount of money not currently allocated – approximately \$900,000 currently not committed to specific costs. Mr. Moore said the presentation had not changed his mind about the budget and did not want to support the add-ins of \$475,000 to the MS projects. He asked for more clarification. Mr. Rainone said that if the board adds the \$475,000 recommended to the construction costs of the MS/HS, the cost of work for bid day becomes \$7,420,050. The estimate of the construction less contingency is \$7,766,000. Mr. Rainone said the HS drawings were only 20% complete when the original estimates were made. There have been clarifications of scope. Mr. Rainone stated that the only changes available are on finishes inside and outside of the building. The floor plan has been approved. Mr. Bowden said he was comfortable with the presentation and that Cornerstone is aware of where the scope is. Ms. Dimeo-Ediger asked Mr. Huston if he has seen the changes. Mr. Huston said that there have been no changes since the last board meeting where the additives and bid alternates were approved. The high school design committee has seen the final scope. The high school will bid about a month after the junior high. The advantage of moving the funds prior to bid day is that the district would not bid anything they could not afford. The final numbers from bid day will take about 30 days, preliminary bid results will be presented at the March 11 board meeting. The movement of funds will allow for the district to pay for the square footage on bid day – hindsight is that the increase in square footage should have been funded at the time of the change. Mr. Bowden said it was up to the board whether to

transfer the funds now or later, but the district will have to fund the square footage sometime. Mr. Bowden recommended transferring the funds now. Mr. Rainone said the \$7,766,000 represents the current DLR prints.

Kathy Edison made the motion to make the transfer of \$275,000 from the anticipated soft cost budget savings in the BMS/BHS project budget and \$200,000 from the anticipated construction budget savings in the HS bleacher budget to the BMS/BHS construction budget as recommended by Cornerstone Consulting. Laurie Schlegel seconded. The motion passed unanimously.

Mr. Jacobsen presented the value engineering cost options for the high school.

Mr. Rainone discussed the items individually and the board reached consensus on item proposed item.

#### **Building – outside bathroom**

BD-1: The proposed change is to delete the skylights at the restroom building, or to reduce the number of skylights in the building.

**Consensus: the skylights would be a bid alternate to the project.**

BD-2: Provide metal toilet partitions and urinal screens instead of composite. Metal is easier to scratch; however, they are effective especially in bathrooms not constantly used as in a school building.

**Consensus: change the toilet partitions and urinal screens to metal as proposed by P&C.**

#### **Mechanical/Electrical/Plumbing – outside bathroom**

MEP-1: provide floor mount water closets.

**Consensus: change to floor mount water closets as proposed by P&C.**

#### **Sitework:**

SW-1: Provide Lock-N-Load retaining walls for all walls with the exception of the handicapped ramps. Mr. Rainone said these are large stone pieces and will work with the proposed plaza.

**Consensus: change to Lock-N-Load retaining walls as proposed by P&C.**

Mr. Edison asked how bid day works. Mr. Rainone said that bids are received, evaluated to make sure all bidders are on a level playing field. Bidders submit their bid, identify the scope of work and attach a regular bid form. Negotiations are not allowed; bids are per plans and specifications. After DLR creates the bid documents; P&C is the conduit to the bidders. After bid day there is no negotiating; however scope can be clarified and value engineering can be reviewed post bid. A bidder can pull their bid but cannot raise the price. P&C will self-perform concrete and carpentry work and will bid on these projects in advance of bid day competitive bids to keep the process transparent.

The meeting was adjourned at 6:50 PM.