

Special Meeting of the Board of Directors
BANKS SCHOOL DISTRICT 13
450 S. Main Banks, OR

June 6, 2012

Minutes

Minutes are official after Board approval

Kathy Edison called the meeting to order at 5:00 PM and led the flag salute.

Laurie Schlegel moved to approve the agenda as presented. Richard Bowden seconded. Motion passed unanimously.

PRESENTATIONS:

Cornerstone Consulting

Rick Rainone reported he met with Jim Foster and Bob Huston last week concerning the passing of the bond measure. He presented a proposed 30-day timeline (see attached). He stated that if the goal is to have the students in the new building by September 2013 it is better to plan and coordinate for temporary classrooms now rather than later. He went over the 30 day timeline.

- 2 main methods of contracting:
 - 1 contractor that would handle group projects, or
 - Several individual contractors.
- Management plan – clarifies how decisions are made – administration/board
- DLR went through the formal selection process/RFP/competitive selection. Can continue with an addendum/amendment to the original agreement based on current 279C-115.
- Cornerstone – no formal selection process. Could be piggy-backed on to another district's RFP. Can hire Cornerstone to handle 30 day plan at this time.
- Original budget submitted in July 2011 board meeting with detail support. Floor plan should be developed based on number of classrooms defined in budget.
- Consultants need to be hired for the project – they will be needed very soon.
- The role of the facilities planning committee needs to be determined in the design and construction phases.
- The number of temporary classrooms required effect the budget and schedule. This has to be in place.
- Two types of form of agreements – design/bid/build or CMGC.
- Cornerstone Consulting has worked with local contractors and international contractors. Working with local contractors aids in the timeliness factor of decision-making. Triplett Wellman Contractors is the current contractor for Joseph Gale School in Forest Grove and Cornerstone reported a positive working relationship with them.
- Design phase based on schedule and budget.
- Biddable opportunities to local contractors – CMGC – required to put packages together biddable to local contractors.

- Bonding is getting harder. CMGC provides best opportunity for the smaller contractor not to provide bond – work under the CMGC bond. Bidding process is expensive.
- Cornerstone would help contractors comply w/statutes for public contractors
- Cornerstone will be responsible for items 2 and 3 on the purposed 30 day plan. Item 4 will clarify the superintendent's ability to make decisions. Without a plan on the decision-making process, untimely decisions may be a problem.
- Some smaller projects may financially be better served with being added to the larger project.

ACTION ITEMS

Appoint DLR Group as Architect of Record for Ballot Measure 34-197

There was no discussion.

Will Moore moved to appoint DLR Group as Architect of Record for Ballot Measure 34-197. Richard Bowden seconded. Motion passed unanimously.

Appoint Cornerstone Consulting as the Owner's Representative for Ballot Measure 34-197

Mr. Moore clarified the action item.

Mr. Moore moved to select Cornerstone Consulting to proceed with Items 1-11 on the Proposed 30-Day Action Plan. Richard Bowden seconded. Motion passed unanimously.

DISCUSSION ITEMS

Mr. Foster reported that the Authorizing Bond Resolution will be brought to the Board for approval on June 18. This resolution will name Seattle Northwest as the underwriters for the bond. He said Seattle Northwest had advised proposed bond sales for mid-August.

REPORTS

There were no reports.

SUPERINTENDENT'S REPORT

Mr. Foster had no report.

AUDIENCE TIME

Pete Edison asked about groups involved in the Design/Construction phase. Mr. Rose said there would be small groups from each affected building that would be formed for this phase. He said there would be monthly meetings at first. Community open houses could be held for periodic updates of the project. The citizens oversight committee would be the Facility Planning Committee (made up of around 8 people). Mr. Rose said this committee would receive more updates and opportunities to ask questions. Mr. Rose and Mr. Rainone said that most contactors are committed for this summer. Mr. Rainone stressed the need to have the purpose of the committee well defined – informed versus approving.

BOARD OF DIRECTORS

Mr. Moore commented there are numerous personnel changes for next year. He said it was important to hire experienced personnel.

Laurie Schlegel thanked Mr. Huston and the elementary staff for including her in the selection committee for the new principal.

Mr. Huston asked the board's permission to allow the new principal to meet with elementary staff prior to the June 18 board meeting. He said the meeting with staff would be their last day, June 13. Board consensus was to have Mr. Huston move forward with his plan. He said he would let the board know of the hire prior to June 13.

Mr. Everett said that the High School Assistant Principal/Athletic Director position had 43 applicants and closes Friday. He is doing screening interviews with six applicants. Mr. Everett said he is emphasizing the Athletic Director piece.

Kathy Edison said that it is very important that in the bond everything that the board committed to is done. Transparency is a must.

Mr. Rose said that Justin would assist the district in making information available on the web site concerning the progress of the project. Mr. O'Reilly said there is an update planned this summer for the web site.

ADJOURNMENT

The meeting adjourned at 6:45 PM.