

**Condon School District 25J
Board of Directors Work Session/Special Meeting
Condon High School
Monday, June 29, 2015, 6:00pm**

PRESENT: **Board of Directors**
Tim Campbell, Chair
Brian Johnson
Nichole Schott
Larry Hardie
Andrew Jamieson

District Employees
Michelle Geer, Administrator
Lori Myers, Deputy Clerk

Others
Mac Stinchfield, Press
Robert Waltenburg
Orville Alleman
Steve Olson

OPEN MEETING: Board Chair Tim Campbell opened the meeting at 6:00pm.

DISCUSSION: Nichole Scott reported that the legislature still has not passed SB447. The outcome of the bill should be known by mid-July at the latest.

Orville Alleman stated that there were three original RFP's submitted to the District for the consolidation initiative but two withdrew leaving Dull Olson and Weekes as the sole RFP submitter. He stated that the reason for Steve Olson, of Dull Olson Weekes, attendance at tonight's meeting is to discuss their proposed contract and fee schedule and to ask the board for approval of the contract.

Steve Olson reviewed the process as outlined in the contract. First, would be the Schematic Design Phase. This phase would include a committee of one to two board members, an administrator, teachers, parents and would consist of approximately six to ten people total. During this phase 3D renderings would be developed, materials to be used would be decided upon and more specific costs of the project would be developed. This phase would consist of three to four meetings. The next phase would be the Design Development Phase. This phase gets into more details of the project such as flooring, storage, windows, doors, etc. This phase would consist of two to three meetings. Discussions will also begin with the CMGC (if the board chooses to go this route versus Design Bid Build) regarding a guaranteed maximum price for the project. Next would be the Construction Document Phase. This phase would consist of one to two meetings and would deal with pricing and permits. This phase would need to be completed in order to get the amount necessary for the bond. This phase will also allow things to move forward quickly once the bond is passed. Orville Alleman stated that the board will review each phase of completion before moving on to the next phase.

Tim Campbell stated that the District budgeted \$300,000 in the upcoming budget cycle to cover the cost of the architect services and this contract is over that amount. Orville Alleman stated that he is still negotiating pieces of the contract, such as subcontractor costs. He also stated that there are several

contingencies built into the contract that give the District room for negotiation. He believes the District can get the number they need from the architect in order to get the amount needed for the bond for approximately \$307,000, slightly more than budgeted.

Nichole Schott asked about page 14 of the contract that addresses litigation over arbitration. Steve Olson stated that litigation would be the last step in the process after informal talks and arbitration.

Nichole Schott asked who would own the designs once the process is completed. Steve Olson stated that Dull Olson Weekes own the designs and copyrights but the District has full authority to use them and there is no time limit on the use.

Tim Campbell stated that he is still concerned about what is going to happen to the old building. Orville Alleman stated that there could be language written into the bond addressing the matter (mothballing or disposal of the building) if there are funds left over after the construction of the addition is complete.

Orville Alleman recommended signing the contract with Dull Olson Weeks immediately after the passage of SB447, which should be by the middle of July. He stated that if SB447 does not pass then the board will need to sit down and make some decisions about other funding options and how they would like to move forward. Steve Olson stated that the contract would need to be signed by mid-August in order to be reasonably ready to begin construction next summer.

Nichole Schott asked what the first step would be if SB447 passes. Steve Olson stated that a meeting would need to be scheduled with the design committee to begin the Schematic Design Phase.

Nichole Schott asked the board if SB447 passes do they move ahead or not. Tim Campbell and Brian Johnson stated that they are comfortable moving forward. Andrew Jamieson stated that the district is basically purchasing a set of plans.

Michelle Geer stated that when SB447 does pass we won't know the guidelines established by ODE. Orville Alleman stated that we should know those guidelines by the Design Development Phase.

The board agreed to take no action at this meeting regarding the contract with Dull Olson Weekes. The matter will be discussed after the outcome of SB447 is known.

ADJOURNMENT: The meeting was adjourned at 7:00pm

Tim Campbell, Chair

Lori Myers, Deputy Clerk