

Members Present: Chairman Trina Comerford (via Zoom), Brian Kohlmeyer, Amber Burns (via Zoom), Katie Fast, Jenny Cribbs

Administrators Present: Dan Dugan – Superintendent, Christy Ford, Erin Henery

Staff Present: LaRae Sullivan – Business Manager

Visitors Present: Jessica Keene, Dave McKay – HMK, Steve Earl – HMK

1. Call to Order – the meeting was called to order at 7:00pm by Chair, Trina Comerford
  - a. Commenced with the Pledge of Allegiance
  - b. Audience Introductions – see list above.

2. Approval of Agenda  
Brian Kohlmeyer moved to approve the agenda  
Katie Fast seconded.  
No further discussion.

All in favor; motion passed with five votes.

3. Delegation of Visitors  
None

Dan Dugan did state that there was a public notice of alternative bidding method for Modern Modulares and need to allow for public input. There was no one signed up to speak.

Trina Comerford added that we were going to do that under the item of information that it pertained to, but not that it was announced, we no longer need to do it.

4. Items of Information of the Board
  - a. Spotlight on Education – Dan Dugan spoke about the great job that Christina Griffin is doing with SEL. She planned during the summer to have everything in place for the time period she is on maternity leave. Also thank you to April Schorr for preparing the college and career readiness for advisory groups. Thank you to the staff for implementing these programs.

Falls City requested a powder puff game and Morgan Crawford and leadership coordinated that. It was a great opportunity and both school enjoyed the experience so much that it will likely continue to an annual event. Thank you to Dallas High School for the use of their facilities.

Dungeons and Dragons club is a new, very popular experience at Perrydale with 15-20 weekly participants. Thank you to Brock Ferguson for volunteering weekly for this group of kids.

b. Updates

1. HMK – Steve Earl gave an update stating they have been working to meet the bond promise and do the job within budget. The design phase is set to be finished on December 7<sup>th</sup> and the next deadline will be the budget in January.

Dan Dugan added that Paul Chamberlain had shared with him that some districts have decided to pull back on some things because of the inflation rate. It is weighing heavy on all district's minds.

Steve Earl added that they have run in to some challenges on other projects. There are not a lot of bids happening and they are working on those projects to get additional bidders. It is part of the process. Sometimes the design is more than the budget allows.

2. Superintendent Report – report in packet

Dan Dugan reported on the seed survey and stated that we received great reviews from students who participated in that. He spoke to a staffing change in adding Stephanie Galford from Polk County as a resource networker. He also mentioned the resignation of two coaches and one instructional assistant, congratulated the football and volleyball teams on playoff competitions, and the special middle school football play that was orchestrated by coaches, players and opposing teams.

3. Elementary Report – report in packet

Christy Ford spoke about the indoor trick or treat that the school did in lieu of Harvest Carnival. She stated, that while the Harvest Carnival was missed, the students had a great time and this is something that we hope to continue. She also announced the elementary Winter programs on December 7<sup>th</sup>, 8<sup>th</sup>, and 9<sup>th</sup>. We are doing smaller groups to allow for more families and friends to attend at their grade levels. Middle School ended the first quarter with a reward of popcorn and a movie, and she also mentioned that the middle school leadership class added the use of "7 Habits of Highly Effective Teens" to their curriculum.

4. Special Education Report – report in packet. Erin Henery stated that they are serving 30 students and elaborated on the Mandt Trainer that we are hoping to add. This will allow the district flexibility in training other staff. Right now we have to work around the schedule of WESD which only offers the training once or twice per year. Mandt is a de-escalation strategy using preventative and crisis management.

5. Facilities – report in packet

c. Resignations of Staff – Carleen Danka – MS Volleyball, Kendra Van Gelder – IA, Kelby Evans – Track

Dan Dugan thanked these staff members for working with our students and providing a positive experience.

d. Classified Open Negotiations

Trina Comerford stated that the classified have asked to begin negotiations. The board previously off-set these negotiations from certified to make it easier moving forward. She would like to see one of the new board members jump in and negotiate with Amber Burns.

Amber Burns recommended that Brian Kohlmeyer do the negotiations, but said she would do them.

Trina Comerford added that she thought it would be nice to Amber Burns 'train' the new board members in the process.

Katie Fast volunteered to do the classified negotiations with Amber Burns.

Trina Comerford asked them to reach out to the head of the negotiating team to get some dates set up. She also asked them to find out what the items of negotiation will include; then the board will meet to set parameters for them.

#### 5. Consent Agenda

Brian Kohlmeyer moved to approve the consent agenda

Katie Fast seconded

No discussion

All in favor; motion passed with five votes.

#### 6. Items for Board Action

##### a. Policies 3<sup>rd</sup> reading IIGBA, IIGBA-AR, KK, ACB, ACB-AR

Katie Fast moved to approve policies IIGBA, IIGBA-AR, KK, ACB, and ACB-AR

Brian Kohlmeyer seconded

No further discussion

All in favor; motion passed with five votes

##### b. Senior Trip Proposal

Trina Comerford asked if there were any seniors present and Dan Dugan clarified that there were not and he did reach out to them.

Dan Dugan went over the proposal and stated that with the unknowns, they would like options.

Trina Comerford stated that she would like more details and this doesn't feel like it is ready to come before the board.

Katie Fast commented that she would like to see activities that most can participate in.

Trina Comerford added that she is not ok with activities that students cannot go to, but ok if they choose not to. She would like to see the seniors come back next month with a detailed plan and to present it themselves.

Item dies for lack of motion.

- c. Page 109 Recommendation to award modular classroom bid to Modern Building Systems in the amount of \$1,890,730.00.

Dan Dugan read the recommendation presented by HMK (included in board packet).

Jenny Cribbs asked if there were any written comments and HMK replied that there were none. She also asked if this is a capital project fund and Dan Dugan stated that it was. They also talked about the significant different in price \$300/square foot with factory built compared to \$680/square foot on site.

Dave McKay from HMK clarified that it was roughly \$350/square foot which allows us to do more with the budget.

Jenny Cribbs asked if this was up to four classrooms and Dan Dugan replied that it was originally for five classrooms, but waiting on final design and pricing.

Trina Comerford stated her confusion about how we can have a price without a plan and she is extremely hesitant. How can we have a dollar amount attached without a design?

Steve Earl commented that this decision allows Modern to get engaged in the design process. The price is based on the square footage produced by Soderstrom's drawings. It is similar to setting a max allowable construction cost. Dave McKay added that this will also put us in Modern's que and on production schedule for summer. Dave McKay also stated that there are a lot of moving parts that we need to fit together.

Katie Fast asked for clarification.

Dave McKay replied that Soderstrom does the design components and they have done enough factory builds that they can turn that part over to Modern. The permitting is different for the factory built vs. seismic. We need to see if we are working within the scope of the budget; or if needed to add or pull back as we move in to the construction document phase. The final bidding of project will happen in April.

Katie Fast asked if awarding this now locks in the price on the square footage. Dan Dugan replied that it is a procurement agreement and Steve Earl added that it was a price quote from them.

Katie Fast also asked if the advisory committee had been brought in on this. Dan Dugan stated that they have been brought up to speed and understand that we are still looking at getting more classrooms.

Trina Comerford asked if this locks us in to having to do the project this year. Would we be able to push it back?

Steve Earl clarified that this is an annual contract with Salem Keizer and not sure the date of renewal. Dan Dugan stated that the price could change with agreement renewal. Steve Earl added that there is not guarantee of pricing.

Trina Comerford commented that this just feels backwards. She wrote in chat that she is worried about inflation right now because there is no plan and exact dollar amount

Brian Kohlmeyer asked what this locks us in for.

Steve Earl stated that they can get five classrooms with this amount.

Discussion that this is the max amount. If the design needs to reduce the square footage, the price would go down.

Jenny Cribbs asked if we are considering both recommendations being presented separately.

Trina Comerford clarified that they are separate and currently only doing the Modern recommendation.

Katie Fast moved to accept the recommendation to award the modular classroom project to Modern Building Systems for the not to exceed amount of \$1,890,730.

Jenny Cribbs seconded.

All in favor; motion passed with five votes.

d. Recommendation to award CM|GC pre-construction services contract

Dan Dugan read the recommendation from HMK, which was provided in the board packet, and states that they are asking the school board to award the CM|GC Contract for Capital Bond Projects to Gerding Builders, LLC and to authorize a pre-construction services contract in the amount not to exceed \$75,000.

Dan Dugan stated that the committee received six proposals and met to score each one.

Steve Earl added that once construction documents are received, they will put it out for bid and bring it to the board.

Discussion on the 2.95% being a mark up on the construction costs.

Jenny Cribbs asked if these are soft or hard costs and if the 2.95% is on all costs.

Steve Earl answered that the general contractor is usually a hard cost.

Dan Dugan added that their profit is 295% and the cost of general conditions is a weekly amount paid to their people. Dave McKay clarified that “their people” are supervisor/administrative on site.

Trina Comerford voiced her concern. She thought the district hired HMK to be the project managers, why do we need the CM|GC and their project manager?

Dave McKay answered that HMK is the advocate for the district. They have no vested interest other than to advocate for the district and manage all contracts, change orders, making sure things are priced fairly, oversee meetings, etc. Looking out for the district’s interests.

Trina Comerford also added that she thought going through the project manager would reduce costs.

Dave McKay replied that they are working every day to get our district the best value

Trina Comerford asked if this was the best bid financially for the district.

Dave McKay stated that the CM|GC process is not a bid process, it is a proposal process. That is a hard question to answer. The committee believes that this firm will serve the district the best as a whole package. The committee consisted of six community members and did not include HMK.

Katie Fast asked if the higher number is good referring to page 111.

Discussion on the this page and the scoring process. Yes, the higher the number the better the score.

Katie Fast stated that she is comfortable with this decision.

Jenny Cribbs asked if HMK goes through the due diligence process before giving the recommendations referring to license and bonding.

Dave McKay stated that they do have their licensure, but they won’t get the bonds until the GMP process. They know they are bondable and have a letter stating so for around \$80 million. He also stated that reference checks were reviewed by the committee.

Jenny Cribbs asked about current litigations and Dave McKay stated that they did disclose a current dispute resolution with a sub contractor.

Katie Fast moved to approve the pre-construction service contract for Gerding Builders LLC not to exceed \$75,000.

Brian Kohlmeyer seconded

Dave McKay clarified that they do need the motion to award the CM|GC contract to Gerding Builders.

Katie Fast amended her motion to award Gerding Builders, LLC the CM|GC contract and authorize a pre-construction services contract no to exceed \$75,000.

Brian Kohlmeyer seconded

All in favor; motion passed with five votes

Trina Comerford stated that she is concerned that the cost is growing and she will continue to keep an on eye on it.

Katie Fast added that she feels good about locking in this price.

Brian Kohlmeyer stated that with the timeframe we are working with, the prices are not going down.

e. Exterior Video Upgrades – quote in packet

Dan Dugan stated that Innova came out and did a quote for a new unit. We only go the one, because the said that had a procurement agreement. After further inquiry, that agreement is only for time and materials and we need to go out for two more bids.

Dan Dugan wanted to make sure that this was the the district wanted to go. It was previously discussed to get stand alone cameras for those buildings. However, with the new construction, Dan recommends getting and integrated system that will allow further coverage once the project is complete. He did attempt to get two other bids, but had not heard from either one.

Trina Comerford clarified that if we get a new unit, we would be able to add cameras later and just the cost of the cameras and Dan said that yes, that was the case.

Katie Fast asked if there were concerns about getting some now and then having to get more later.

Dan Dugan stated that there were. It is a plug and play system where you can just add to what we have. We have had a good working relationship with Innova and they have good customer service.

Brian Kohlmeyer said that unless we are changing everything over to a different company he is not sure why we would go with anyone else. He also asked if we can tap in to the system live.

Dan Dugan and LaRae Sullivan stated that we could with their app. LaRae also stated that we can open it up for a number of days and try to get written quotes from two other companies..

Item tabled to December's meeting.

7. Patron Input – none

8. Board Comments – none

9. Announcements/Dates of Importance

November 22-23 – Conferences – No school

November 24-25 – Thanksgiving – No school

December 7, 8, 9 – Winter program dates

December 13 – Board work session 6:30 and regular meeting 7:00 – changed from December 20

10. Meeting adjourned at 8:30pm