

NEAH-KAH-NIE SCHOOL DISTRICT 56
SPECIAL BOARD MEETING, 5:30 p.m.
May 16, 2017

Neah-Kah-Nie School District Board Room

OFFICIAL MINUTES

Present

Board Members

Terry Kelly, Chairman
Pat Ryan, Vice Chair
Lisa Hooley
JoDee Ridderbusch
Trisha Hixson
Carol Mahoney
Michel Aeder

District Office Staff

Paul Erlebach, Superintendent
Mark Sybouts, Business Manager
Kathie Sellars, Administrative Assistant

Guests

Matt Koehler, Cameron McCarthy Landscape Architects
Steve Anderson, P & C Construction

Present

CALL TO ORDER

The special meeting of the Board of Directors of the Neah-Kah-Nie School District was called to order at 5:33 p.m. by Chairman Terry Kelly. Mr. Kelly welcomed staff and patrons of the district. All present stood for the flag salute.

Call to Order

APPROVE AGENDA

M-Hooley/2nd Mahoney to approve the agenda as presented. Motion carried unanimously.

Approve Agenda

Motion to Approve

Unfinished Business

UNFINISHED BUSINESS

Presentation on Neah-Kah-Nie High School Community Track, Matt Koehler, Cameron McCarthy Landscape Architecture and Steve Anderson, P & C Construction

Mr. Koehler provided the board with an update on the progress that has been made thus far. P & C Construction was the contractor that reached out to Cameron McCarthy, they met on May 9th. Steve Anderson of P & C Construction went right to work building a team, which includes Big River Construction out of Seaside. Matt stated that this board was the first to have a bid come in way over budget. Since then, there have been many projects come in over budget which is reflective of the current climate in the construction industry. Matt stated that contractors are very busy and are actually turning work away. He shared the cost analysis and identified where they could offer value engineering.

If we select option B, that would delete the concession/restroom building. The building kit cost is around \$60,000. We can rescind our order and pay the design/restocking fee of around \$9,000, which the District could recoup if they purchased the building within 3 years.

Mr. Koehler asked if board members had questions. He stated that they are seeing a 25 percent cost increase across the board. Mr. Anderson shared that all the sub bids he has received were competitive in pricing, and realistic. Everyone is being very conservative right now, but there is a shortage of man power so that is also having an effect on pricing. Mr. Anderson expressed concern that if we wait much longer to make a decision, we may have difficulty meeting timelines.

Mr. Kelly stated that he could live with option C if we add back the concession/restroom facility, which would increase the cost of option C by about \$172,000. Mr. Anderson stated that there are

less expensive ways to build a concession/restroom facility, he stated that if you take the Romtec building out of the equation, it would be approximately \$40,000 less.

Ms. Ridderbusch asked about having the construction trades students build the facility. Mr. Baertlein and Mr. Sybouts stated that we could not do that. It is a prevailing wage job, the students cannot do the project in the summer and the District is no longer a general contractor and were only licensed to do residential construction. The concession/restroom facility is a commercial building.

Ms. Aeder asked if we could throw out option D, (new six lane track only). Mr. Ryan and Mr. Kelly agreed, and it was eliminated from the discussion. Mr. Kelly asked if we need to eliminate option A as well. There was no agreement to eliminate option A (new eight lane track with concession/restroom facility). There was further discussion about, if or when, to construct the concession/restroom facility which would cost approximately \$130,000 for a design build facility.

Mr. Kelly asked the members what they were thinking:

- Hixson - Wants option A, but would be okay with B
- Mahoney - Wants option A, but would be okay with B
- Aeder – Would like to see option A, but would be okay with B as long as it includes the concession/restroom facility
- Ridderbusch - Wants option A, but could work with option B by getting rid of the Romtec building and having a stick-built concession/restroom facility
- Kelly - likes option A, but also sees the economy of going to a stick-built concession/restroom building
- Hooley – Stated that she is nervous about increasing the project by another \$600,000, she explained that our timber funds can change dramatically year over year and an environmental law suit could eliminate timber funding
- Ryan - Stated that he could live with option C with the concession/restroom building

Mr. Erlebach asked about the expected life of the track. Mr. Koehler stated that it could last up to 20 years. It might have to be resurfaced in 8-10 years. Discussion occurred.

Funding options were not discussed.

M-Mahoney/2nd Ridderbusch to approve Option A-2 by awarding contract to P & C Construction and replace the Romtec building with a design build concession/restroom facility. Motion carried with a 5-2 vote. In Favor: Hixson, Mahoney, Ridderbusch, Aeder and Kelly. Opposed: Ryan and Hooley.

Motion to Approve

ADJOURN

Adjourn

Hearing nothing more to come before the board the meeting was adjourned at 6:57 p.m.