

THREE RIVERS SCHOOL DISTRICT
8550 NEW HOPE ROAD
GRANTS PASS, OR 97527

Three Rivers School Board of Directors met for a special session, Monday, August 1, 2011 at the Three Rivers District Administration Office, 8550 New Hope, Grants Pass, Josephine County, Oregon at 7:00 p.m.

PRESENT: Ron Lengwin, Chairperson of the Board, Zone V PRESENT
Jadd Horban, Member of the Board, Zone II
Leslie Meier, Member of the Board, Zone III
Ron Crume, Member of the Board, Zone IV
Bob Litak, Member of the Board, Zone V
Debbie Breckner, Director of Human Resources

ABSENT: Dan Huber-Kantola, Superintendent/Clerk

Also Present: Doug Witt, Mike Duchien, Ryan Witt, Kipper McNeal, Patti Richter/The Daily Courier, Dave Bracken, Jim Bunge and Shelly Berry/Recording Secretary. ALSO PRESENT

Board Chair Ron Lengwin called the meeting to order at 1:10 PM. CALL TO ORDER

Human Resources Director Debbie Breckner reported that the engineer determined that an overlay can be an overlay put on the existing roof assuming that the dead load doesn't exceed 2.45 pounds per square foot. The legal council advised us that we would allow for value-engineering. LINCOLN SAVAGE MS ROOFING CONTRACT

Ryan Witt with Umpqua Engineering stated that their price came in at \$114,060 and that it appears that any hurdles have been remedied and the materials are in place and ready to go. He believes it's in the district's best interest to move forward with the job. Mr. Witt explained the 20-year NDI warranty.

A discussion was held amongst Board members and representatives from Umpqua, Lawless and Duro-Last roofing companies regarding the pros and cons of the different roofing applications.

Aramark Manager Dave Bracken stated that both roof systems are adequate. Local companies have put on both roof systems. We made the decision back in 1983 when he was on the roofing committee to go with one type of system and it has proven to be adequate. We have a good relationship with Lawless and Umpqua, that leads to a quick response if an issue comes up.

Member Litak asked Mr. Bracken if he was comfortable going with the overlay? Mr. Bracken responded that after listening to Ryan Witt and understand that other school districts are going through the same thing, he likes it. He would prefer to tear it off and do the complete system, but financially it is a good option.

Member Crume made a motion to cancel the current RFP and accept Duro-Lasts offer to prepare a new generic RFP for single-ply at no cost to the district. He has done research on this and believes there are weight issues and a potential for energy savings. He does not believe the costs are the same. There is \$114,000 bid from Umpqua and \$108,000 estimate for single-ply. Member Crume added that he feels like in twenty years from now if we put a single-ply roof on that whoever the Board is

LINCOLN SAVAGE MS
ROOFING CONTRACT
(CONTINUED)

in twenty years, if the roof goes bad, they will be able to simply cut the single-ply roof off the building and install another single ply roof—rather than tearing the whole thing off. If we do the built-up system we will have to tear the whole thing off and pay for the disposal. Member Horban seconded the motion.

Member Meier commented that he have a 20-year warranty and would be saving almost half the cost. It makes sense given our current economic situation and our other needs to go this direction. She differs in opinion on this one roofing project as she feels some commitment to Umpqua given that we had given them the 'Intent' and they had every reason to believe that they would have the contract. The fact that they brought the materials out was at their own risk, but they were basing that on years of they way we have done business with them and trying to meet their commitment deadlines to have the roof done before school. Member Meier recommended the District go with Umpqua's re-valued quote on this roof and then the next time we have a roof put it out to general bid with new specifications.

Member Horban stated his big concern in going with the Umpqua proposal was the weight. Member Litak responded that the structural engineer did not have a problem with it. Mr. Bracken stated that he had the detailed engineering report, and would get copies to the Board after the meeting. The engineer did look at weight issues, including the roof plus snow. He is confident in the report from the engineer.

Member Litak commented that we put out an RFP and people responded in good faith. He is convinced that we do not need to go with the built-up system that was originally proposed. There is substantial savings in the new bid, and the materials are on-site and we could get going on it quickly—school will be starting soon.

The motion by Ron Crume was stated once again: to cancel the RFP and accept Duro-Last's offer to prepare a new generic RFP at no charge to the district.

Members Meier and Litak expressed concern with Duro-Last drafting an RFP that they would be participating in. The representative from Duro-Last explained they are a manufacturer, not a contractor, and would not be directly involved in bidding. Member Meier reiterated that they could still have a vested interest in the outcome if their product was chosen.

Director Breckner stated that the District would typically ask an attorney to draft the RFP, or use a model from another company but that the District would issue the RFP. Mr. Bracken added that our roofing consultant would also be willing to draft a new RFP at no charge to the district.

A vote was called for and failed 2-3 (Litak, Lengwin and Meier opposing).

Member Litak made a motion to accept the modified bid from Umpqua on the overlay roofing in the amount of \$114,060. Member Meier seconded and the motion passed 3-2 (members Horban and Crume opposing).

Member Litak thanked Member Crume for his work and research done on this project and the information will be useful in the future. He also thanked Tim Hart with Duro-Last for bringing different roofing options to our attention and Ryan Witt with Umpqua for his willingness to work with the District.

Adjourn at 2:00 PM

ADJOURN

Ron Lengwin
Chairperson of the Board
THREE RIVERS SCHOOL DISTRICT

Dan Huber-Kantola
Superintendent-Clerk
THREE RIVERS SCHOOL DISTRICT