

September 26, 2022 at 7:00 pm via Zoom

Corbett Bond Oversight Committee Draft Minutes

Zoom host – Brie Windust/Corbett School District

In attendance: Bob Buttke, Liz Conner, Cindy Duley, Tamie Tlustos-Arnold, Derek Fialkiewicz, Stayce Blume, Marlene Gillis, Ian Mickelson,

7:09 Todd Redern joined, Steve Salisbury joined

The meeting commenced Zoom at 6:59 pm and recording began.

TTA: Wait to start the agenda until more than four members are present. Request to contact those not present. After review of membership, determination that quorum is four.

ACTION ITEM: CD, in minutes, identify members present and members not present.

Name	Email Address	Role	9/26/2022	4 for quorum
Tamie Tlustos-Arnold	Nursetamie13@gmail.com	Committee Chair	x	member
Stayce Blume	stayce@homesinblume.com	Back Up Chair	x	member
Bob Buttke	bbuttke@cascadeaccess.com		x	member
Liz Conner	connershc@outlook.com		x	member
Michelle Vo	mvo@corbett.k12.or.us			member
Robert Hattan	rhattan503@gmail.com			member
Todd Redfern	tredfern@corbett.k12.or.us		x	member
Steve Salisbury	ssalisbury@corbett.k12.or.us	ex-officio Facilities Mgr Recorder/Clerk, ex-officio	x	member
Cindy Duley	cduley@corbett.k12.or.us	Bus Mgr	x	member
Ian Mickelson	imickelson@sdra.com	Soderstrom Architects	x	
Marlene Gillis	marleneg@sdra.com	Soderstrom Architects	x	
Derek Fialkiewicz	dfialkiewicz@corbett.k12.or.us	Superintendent	x	
Henry Fitzgibbon		Soderstrom Architects		

7:07 meeting called to order

Review of minutes from August 16, a short meeting with technical difficulties. Rescheduled to tonight. Minutes are short. And we have May 24. Call for motions.

BB moves we approve both

TTA calls for second

LC seconds that.

Motion approved.

Marlene Gillis: 4 prequalified contractors approved. They have bid documents. They are due in about four weeks. Preconstruction walk this Wednesday at 3:00

TTA questions: Bids due Oct 20. What is prequalification process?

MG: Insurance, history of litigation. Schedule and timing critical. Qualification base prequal beforehand to eliminate red flags. To eliminate problematic contractors. Scope of the project, deadlines. Project history success. When prequalified, design-bid-build process where they all get the same info and lowest bidder gets the award.

TTA: Is this mandated?

MG: Some schools do it to make sure the size of the project is understood and bidders are able to do the work.

TTA: What does that look like from a contractor standpoint? Cost overages specified?

BB: Straight bid, not a guaranteed contract situation. Drawings are complete so not much change at this point.

TR: after demo may be some additional unknowns but not at this point.

SB: Overages in other areas, how to contain this? 10-15% or some applicable range?

IM: 2 estimates done for project to keep it on track. Professional estimator using established ranges. Bidding has market variables that are hard to predict, like lumber and plywood changes. Using just in case alternates should the original plan not be doable, such as flooring and other design options.

SB: Understands the variables, need to keep an eye on it.

MG: Chance for contractors to ask questions of the district and Soderstrom, documents reviewed with them.

TTA: New Superintendent, need to backtrack and introduce ourselves. Following time dedicated to introductions. How to say it FEEL KAVICH. Other construction updates? Ian?

IM No

TTA Any community questions?

IM Carson is monitoring for comments received from the county. No comments made yet. Expect comments in the future.

TTA: More information about the alternatives list? Details for the committee available?

IM Carson can email the list – ACTION ITEM FOR FOLLOWUP.

Financial Report

CD presented financial report included on BoardBook, which is through June 30, and gave an update on expenses incurred fiscal year to date of about \$225k, including \$206k to complete the GS roof.

GS roof total cost \$399k, \$20k more than budgeted. Budget is \$1.5M under. Other costs are city, county permits.

ACTION ITEM: CD to UPDATE Aug 2021 budget with GS roof and other 1st quarter 22/23, email to group.

TTA What is the Board doing?

BB Until we get the real number we don't know where it is. Professional did the budget, need to see where things land.

IM: Value engineering is a preemptive attempt to identify areas where costs could be reduced. Often receive bids then look for ways to reduce, ask contractor for recommendations.

MG: Reduce scope is always cost effective, but not first choice. Instead, it's finishes and such. Several rounds have been done for this project to maximize the dollars. Bid documents will dictate the expectations.

IM; Scope adjustment regarding Building Four District Office. There is an option to pull it out of the project.

TR: We've been looking at the lowest impact but best cost saving options. The Board and Soderstrom have done this.

TTA: ACTION ITEM: UPDATE AUG 2021 BUDGET WITH Q1 COSTS. send Q1 expense detail to committee.

TTA: Anything for good of the order?

BB: Schedule is Bid opening Oct 20 at 4:00. Value engineering until Nov 11. Contract voted Nov 15. Work to be done by June 2023.

BB and TR: Bremick, Egan, Robinson, BNC are the qualified bidders. Three are local, other did GS.

TTA: Topic - calendaring the next meeting: Discussion ensued. Purpose of committee and composition discussed.

BB: Use school website to communicate.

TTA: After discussion, next meeting will be Monday November 28 at 7:00 (via Zoom).

SB motion to adjourn

BB seconded

Motion passed.

End of minutes.