



**Corvallis**  
SCHOOL DISTRICT

# NOTICE

**NOTICE IS HEREBY GIVEN** of a meeting of the Corvallis School District Board of Directors.

<b>Date &amp; Time</b>	<b>Meeting Type</b>	<b>Location</b>	<b>Agenda</b>
Thursday, March 19, 2020 10:30 AM	Special	District Office Board Room, 1555 SW 35th Street, Corvallis, OR 97333	See attached.

**Accessibility:** *To request accommodations for board meetings, please contact Kim Nelson at 541-757-5841 or [kim.nelson@corvallis.k12.or.us](mailto:kim.nelson@corvallis.k12.or.us) at least 48 hours before the meeting.*

**If you would like to watch live-streaming of the School Board meeting, please navigate to the District's YouTube channel: <https://www.youtube.com/channel/UC9Jtpte5dmilZl9kySBjVQ?> A recording of the meeting will also be posted to that channel.**

**POSTED:** Corvallis School District Administration Building  
Hans Boyle, Education Editor, Gazette Times (Via Email)

**For more information, please contact Kim Nelson at 541-757-5841 or at [kimberly.nelson@corvallis.k12.or.us](mailto:kimberly.nelson@corvallis.k12.or.us)**



# Corvallis

SCHOOL DISTRICT

Thursday, March 19, 2020  
10:30 AM

**AGENDA**  
Special Meeting of the  
**BOARD OF DIRECTORS**  
Corvallis School District 509J

Meeting Details: Thursday, March 19, 2020, 10:30 AM in the District Office Board Room, 1555 SW 35th Street, Corvallis, OR 97333.

*If you would like to watch live-streaming of the School Board meeting, please navigate to the District's YouTube channel: <https://www.youtube.com/channel/UC9Jtpte5dmilZI9kySBJbVQ?> A recording of the meeting will also be posted to that channel.*

- I. CALL TO ORDER AND ROLL CALL (10:30 a.m.)
- II. PLEDGE OF ALLEGIANCE
- III. CONSOLIDATED ACTION -- CONTRACTS RELATING TO BOND CONSTRUCTION
  - III.A. Hoover Elementary Sitework GMP



# Corvallis

## SCHOOL DISTRICT

Prepared for: Corvallis School Board  
Prepared by: Kim Patten, Director of Facilities and Transportation  
Meeting Date: March 19, 2020

### **Hoover Elementary Sitework GMP**

### **ACTION REQUESTED**

#### Background

In May 2018 voters approved a Facilities Improvement Bond in the amount of \$199,916,925. Replacing Hoover Elementary School was approved within the bond fund.

Subcontractor bids for the Hoover Elementary site work were due February 18, 2020. The bid was advertised in the Corvallis Gazette Times, the Daily Journal of Commerce, several regional plan centers, Building Connected, and the Corvallis School District website. Nathan Carroll, Wenaha Group Project Manager, attended the bid opening at the Fortis offices to insure compliance with procurement laws, regulations, and district policies.

With limited contractors and an abundance of work in the local area, it was determined that securing the site work contractor early would alleviate schedule delays and improve pricing for the district. The work bid with this package includes temporary modular classroom relocation, asphalt paving, site concrete, excavation and utilities.

This initial Guaranteed Maximum Price (GMP) contract with Fortis Construction for the Hoover Elementary sitework project is \$3,278,802. This amount aligns with the current budget for the sitework scope. The balance of the Hoover work will be bidding to the subcontract community late this spring or early summer. A GMP proposal will be presented to the board for approval after that process is complete.

#### ACTION REQUESTED

Authorize staff to execute a Guaranteed Maximum Price (GMP) contract with Fortis Construction for the Hoover Elementary Sitework Package in the amount of \$3,278,802.

#### MOTION REQUESTED

"I move to authorize staff to execute a Guaranteed Maximum Price contract with Fortis Construction for the Hoover Elementary Sitework Package in the amount of \$3,278,802".



# Corvallis

SCHOOL DISTRICT

III.B. Lincoln Elementary GMP



# Corvallis

## SCHOOL DISTRICT

Prepared for: Corvallis School Board  
Prepared by: Kim Patten, Director of Facilities and Transportation  
Meeting Date: March 19, 2020

### **Lincoln Elementary GMP**

### **ACTION REQUESTED**

#### Background

In May 2018 voters approved a Facilities Improvement Bond in the amount of \$199,916,925. Replacing Lincoln Elementary was approved within the bond fund.

Under the Construction Manager/General Contractor (CM/GC) process, Fortis Construction requested bids for the Lincoln Elementary School package A1.1 to be delivered on January 28, 2020. The initial package included site, structure, exterior skin and the Mechanical, Electrical, Plumbing and Fire Protection scopes. A pre-bid open house was held at Lincoln Elementary on January 16, 2020, and was well attended by area contractors.

Bids for package A1.2, the balance of the Lincoln Elementary work, were due February 18, 2020. A pre-bid open house was held on February 6, 2020. Both bids were advertised in the Corvallis Gazette Times, the Daily Journal of Commerce, several regional plan centers, Building Connected, and the Corvallis School District website. Nathan Carroll, Wenaha Group Project Manager, attended the bid openings at the Fortis offices to ensure compliance with procurement laws, regulations, and district policies.

Fortis Construction's requested Guaranteed Maximum Price (GMP) is \$31,995,294 which is within the budgeted funds for the project. Note, this GMP does not include the Benton County Health Clinic costs or the tennis court replacement which are both funded separately.

#### ACTION REQUESTED

Authorize staff to execute a Guaranteed Maximum Price (GMP) contract with Fortis Construction for the new Lincoln Elementary School project in the amount of \$31,995,294.

#### MOTION REQUESTED

"I move to authorize staff to execute a Guaranteed Maximum Price contract with Fortis construction for the new Lincoln Elementary School in the amount of \$31,995,294".



# Corvallis

SCHOOL DISTRICT

III.C. Lincoln Health Center GMP



# Corvallis

## SCHOOL DISTRICT

Prepared for: Corvallis School Board  
Prepared by: Kim Patten, Director of Facilities and Transportation  
Meeting Date: March 19, 2020

### **Lincoln Health Center GMP**

### **ACTION REQUESTED**

#### Background

In May 2018 voters approved a Facilities Improvement Bond in the amount of \$199,916,925. Replacing Lincoln Elementary school was approved within the bond fund.

The Benton County Health Department has a modular building on the Lincoln Elementary School property which currently houses the Lincoln Health Center. In keeping with the District's desire to remove all modular buildings from District property, the Health Department was asked to consider building a new facility co-located on the new Lincoln Elementary School campus. The Health Department decided they would benefit from a larger facility to serve the local community more effectively, so they proceeded with the design process leveraging the relationship the District had with DLR Group. The Corvallis School District and Benton County have previously signed an Intergovernmental Agreement covering the design of the new Lincoln Health Center facility. A second Intergovernmental Agreement will be executed with the County to cover the construction of the facility. In addition, a Ground Lease Agreement will be executed dictating the terms of the operation of the facility. The district will be responsible for managing and paying for the construction of the new Health Center, but will be reimbursed on a monthly basis by Benton County. This project is being executed in coordination with the bond work, but without expending bond funds.

Bids for the structure, exterior skin and the Mechanical, Electrical, and Plumbing scopes were received by Fortis Construction on January 28<sup>th</sup>. The balance of the work was bid February 18<sup>th</sup>. Nathan Carroll, Wenaha Group Project Manager, attended the bid opening at the Fortis offices to ensure compliance with procurement laws, regulations, and district policies.

Fortis has presented a Guaranteed Maximum Price (GMP) in the amount of \$2,910,624 for the new Lincoln Health Center. In addition to this amount, there are other costs (soft costs) totaling approximately \$140,000 including DLR construction administration, City permits and fees, and Builder's Risk insurance. These soft costs will be included in the Intergovernmental Agreement that commits the County to the project.

#### ACTION REQUESTED

Authorize staff to execute a Guaranteed Maximum Price (GMP) contract with Fortis Construction for the Lincoln Health Center project in the amount of \$2,910,624. The contract execution will follow the execution of the district's Intergovernmental Agreement with the County.

#### MOTION REQUESTED

"I move to authorize staff to execute a Guaranteed Maximum Price contract with Fortis Construction for the Lincoln Health Center in the amount of \$2,910,624, after execution of the district's Intergovernmental Agreement with the County."



# Corvallis

SCHOOL DISTRICT

IV. BOARD MEMBER COMMENTS

V. ADJOURNMENT (11:00 a.m.)\*

\*All times are approximate.

*Note: The Chair of the Board may alter the order of business as they deem proper and necessary.*



# Corvallis

## SCHOOL DISTRICT

Agendas – Agendas and supporting materials are available online at <https://v3.boardbook.org/Public/PublicHome.aspx?ak=1000829> a few days before each School Board meeting. For more information, please contact Kim Nelson at [kimberly.nelson@corvallis.k12.or.us](mailto:kimberly.nelson@corvallis.k12.or.us).

Communication With The School Board – Communication with the Board can be made by telephone, letter, e-mail and public testimony. Letters may be addressed to individual Board members or the Board as a whole and sent to 1555 SW 35<sup>th</sup> Street, Corvallis, OR 97333. E-mail may be sent to [schoolboard@corvallis.k12.or.us](mailto:schoolboard@corvallis.k12.or.us) and will be sent to all board members simultaneously as well as to key District Office staff. For more information, please contact Kim Nelson at [kimberly.nelson@corvallis.k12.or.us](mailto:kimberly.nelson@corvallis.k12.or.us).

Consolidated Action Agenda – The purpose of the consolidated action agenda is to expedite action on routine agenda items. All agenda items that are not held for discussion at the request of a Board member or staff member will be approved/accepted as written as part of the consolidated motion. Items designated or held for discussion will be acted upon individually.

### Public Comment –

Guidelines are at: <https://www.csd509j.net/about-us/school-board/provide-input-and-be-informed/>

Executive Session – Permissible purposes of Executive Sessions include: ORS 192.660(2)(a) – Employment of Public Officers, Employees and Agents; ORS 192.660(2)(b) – Discipline of Public Officers and Employees; ORS 192.660(2)(d) – Labor Negotiator Consultations; ORS 192.660(2)(e) – Real Property Transactions; ORS 192.660(2)(f) – Exempt Public Records; ORS 192.660(2)(h) – Legal Counsel; ORS 192.660(2)(i) – Performance Evaluations of Public Officers and Employees; ORS 192.660(2)(j) – Public Investments.

### Grievance Process - ORS 192.705

Grievances alleging a violation by a governing body of provisions in Public Meetings Law may be submitted in writing to Kim Nelson at [kim.nelson@corvallis.k12.or.us](mailto:kim.nelson@corvallis.k12.or.us) or submitted between 8:00 am – 5:00 pm Monday through Friday at 1555 SW 35<sup>th</sup> Street, Corvallis, OR 97333. Additional information is available on the district website.

<b>SCHOOL BOARD MEMBERS</b>			
Judah Largent	541-231-8415	Terese Jones, Co-Vice Chair	541-230-1673
Sami Al-Abdrabbuh	541-283-6611	Shauna Tominey, Co-Vice Chair	541-829-8411
Chris Hawkins	541-602-2045	Luhui Whitebear, Chair	541-714.3305
Bernie Wang	541-704-7298		

<b>EXECUTIVE STAFF MEMBERS</b>	
Ryan Noss, Superintendent	541-757-5841
Melissa Harder, Assistant Superintendent / Human Resources Director	541-766-4857
Lauren Wolfe, Finance Director	541-757-5874
Byron Bethards, Student Growth & Experience Director	541-757-5470
Kim Patten, Operations Director	541-757-3849
Kim Nelson, Executive Assistant to the Superintendent; Board Secretary	541-757-5841