

MINUTES

Special Meeting of the

BOARD OF DIRECTORS

Corvallis School District 509J
1555 SW 35th Street
Corvallis, Oregon

I. CALL TO ORDER AND ROLL CALL

Chair Gable called the meeting to order at 12:15 p.m. in Construction Management Center, 1920 NW Highland Drive, Corvallis. Chair Gable dispensed with the calling of the roll and the secretary recorded those present as listed below.

BOARD MEMBERS PRESENT

Cyrel Gable, Chair
Robert Baldwin, Member
Joan Demarest, Member
Sara Gelser, Member
Robert Johnson, Member
Kari Rieck, Member

EXECUTIVE STAFF PRESENT

Jim Ford, Superintendent
Fred Wright, Auxiliary Services Director
Julie Catala, Board Secretary

BOARD MEMBERS EXCUSED

Nell O'Malley, Member

A quorum was present and due notice had been published.

II. SWEARING IN OF BOARD MEMBERS

Chair Gable administered the oath of office to Directors Baldwin, Gelser, Johnson and Rieck.

III. AWARD OF CONTRACT FOR THE CONSTRUCTION OF THE REPLACEMENT MIDDLE SCHOOL

In November 2002 voters approved \$86.4 million in general obligation bonds to provide necessary funds for Phase I of the District's Long Range Facilities Master Plan. One of the major projects identified in the master plan is construction of the replacement middle school. (Filed as Supplemental Item II-1 of the 2003-04 Official Board Minutes.)

Seven bids were received. The apparent low bidder is Lee Construction Company of Eugene, Oregon, bidding \$13,664,000 to build the replacement middle school including site and field

improvements. All seven bidders also bid alternates listed in the bid documents, which includes work on the exterior of the existing Highland View library, and constructing a new grounds building. Fred Wright, Director of Auxiliary Services, noted that all of the bids were excellent and were due to the quality of the plans and specifications that the District's architect compiled.

Staff recommended that the Board authorize staff to enter into contract with Lee Construction Company in the amount of \$13,712,500 which includes the alternates to work on the exterior of the existing library and constructing a new grounds building.

Motion #1: It was moved by Director Baldwin and seconded by Director Johnson to authorize staff to enter into a contract with Lee Construction Company to construct the replacement middle school outlined in Bid No. 06-0203-4150-833-TC-18.

The motion was voted on and passed unanimously.

IV. AWARD OF THE CRESCENT VALLEY HIGH SCHOOL RENOVATION PROJECT

In November 2002 voters approved \$86.4 million in general obligation bonds to provide necessary funds for Phase I of the District's Long Range Facilities Master Plan. One of the major projects identified in the master plan is the phase one renovation of Crescent Valley High School. (Filed as Supplemental Item II-2 of the 2003-04 Official Board Minutes.)

Nine bids were received. The apparent low bidder is R.B. & G. Construction of Molalla, Oregon bidding \$5,406,000 to do the phase one renovation of Crescent Valley High School. Because of a challenge of possible bidding discrepancies, a Notice of Intent to Award was formally approved by the Board on June 23, 2003, and sent out on June 24, 2003, to all bidders of record. There was a 14 day period in which any adversely affected parties had the right to provide a written protest on the Notice of Intent to Award. The 14 day period ended July 8, 2003.

The challenge to the bid occurred because the written longhand of the face bid amount was different than the numerical amount, and one contractor challenged the list of first tier subcontractors, stating that it was incomplete or not detailed enough.

Fred Wright, Director of Auxiliary Services, indicated that staff had been working with District legal counsel to determine which bidder should rightfully be awarded the contract. He said the District is bound to award a contract to the lowest bid, which is R.B. & G. Construction.

Mr. Wright stated that District legal counsel advised that the information the District received met state law; therefore the District may award the contract.

Motion #2: It was moved by Director Johnson and seconded by Director Baldwin to authorize staff to enter into a contract with R.B. & G. Construction to provide services outlined in Bid No. 08-0203-4150-845-KM-23.

The motion was voted on and passed unanimously.

V. AWARD OF THE SITE WORK PACKAGE FOR THE NEW CORVALLIS HIGH SCHOOL

In November 2002, voters approved \$86.4 million in general obligation bonds to provide necessary funds for Phase I of the District's Long Range Facilities Master Plan. One of the major projects is construction of the new Corvallis High School. A package within that construction project is site work for the new Corvallis High School. (Filed as Supplemental Item II-3 of the 2003-04 Official Board Minutes.)

Fred Wright, Director of Auxiliary Services, stated that the Corvallis City Council upheld the approval of the District's conditional use permit but there is a 21 day appeal period until July 28, 2003, for any appeal to the state Land Use Board of Appeals. Mr. Wright indicated that the Board's approval of this item would allow staff to mobilize at the CHS site to begin immediately after the end of the appeal period.

Three bids were received. The apparent low bidder is Pok Wan Contracting, Inc. of Corvallis bidding \$629,304.50 to demolish the track, football field and grandstand at the existing high school, and to prepare the building pad and utilities for the new Corvallis High School. Staff recommends that the Board authorize staff to enter into a contract with Pok Wan Contracting, Inc. in the amount of \$629,304.50 for services identified in the project bid documents.

Motion #3: It was moved by Director Johnson and seconded by Director Baldwin to authorize staff to enter into a contract with Pok Wan Contracting, Inc. to provide services outlined in Bid No. 09-0203-4150-842-FW-24.

The motion was voted on and passed unanimously.

VI. ADJOURNMENT

There being no further business before the Board, Chair Gable adjourned the meeting at 12:30 p.m.

Cyrel Gable, Chair

Jim Ford, Superintendent