

PARKROSE SCHOOL DISTRICT NO. 3
10636 NE Prescott Street
Portland, OR 97220-2699

Special Business Meeting of the Parkrose Board of Education of
School District No. 3, Multnomah County, Oregon

Friday, June 16, 2006

MINUTES

The Parkrose Board of Education of School District No. 3, Multnomah County, Oregon, convened in a Special Business Meeting at the District Administration Office in the said District, County, and State at the hour of 4:07 p.m. on the date hereinabove shown and by common consent of the Board Members.

CHAIR LARSELL CALLED THE SPECIAL BUSINESS MEETING TO ORDER AT 4:07 P.M.

Present:

Katie Larsell – Chair
James Woods – Vice Chair
Peg Billings – Board Member
Ed Grassel – Board Member
Alesia Reese – Board Member

Michael Taylor – Superintendent
Marian Young – H.R. Director
Mary Larson – Business Manager
Ted Evans – Maintenance Supervisor
Bobbie Williams – Board Secretary

Chair Larsell called for a brief recess at 4:08 p.m. to accept a phone call.
The meeting reconvened at 4:10 p.m.

As previously recorded at the June 12, 2006 Special Business meeting, Board members were in agreement to postpone action on awarding the *High School Fine Arts Building Project* bid until a published agenda was generated advertising a Special Business Meeting, thus allowing for public notification.

123. **WOODS/REESE** moved to **Award** Bid to Jaeger/Erwert to Act as the Contractor for the Fine Arts Building Renovation Project. (FAB)

General Discussion: The regulations regarding restrooms fixtures; transit between the facility and the high school for disabled students; general nature and purpose of the arts work spaces and the potential for further renovation.

Discussion of the RFP process: Eleven vendors participated in the mandatory walk-thru. Seven vendors responded to the RFP with bids. (Bid opening held June 12, 2006) Ted and staff researched the bids and reviewed the proposals. Ted especially, concentrated on the "change order" procedure to reduce the district's financial exposure. Ted explained that in his experience those companies with fewer change orders and more willing to work with clients had greater success.

The Board supported the award of the proposal based on a thorough review of the bidding process.

The following recaps questions and answers brought forth during the discussion:

- ✓ **Q.** What is the energy efficiency?
A. While energy efficiency is not easily determined, the ability to use the classrooms is necessary.
The current configuration does not allow for the use of the fan (blowers) during instruction.
- ✓ **Q.** How many square feet does this renovation cover?
A. Approximately 5,000
- ✓ **Q.** What ADA issues are addressed?

- A. A restroom will be remodeled to support ADA compliance regulations. Also, staff and support offices will be adapted for air conditioning. The HVAC system will also support the technology equipment environment requirements.
- ✓ Q. At what point does the expenditures on the facility exceed the value of the site?
 - A. Considering the agreement with the City of Portland, the restrooms do not require upgrades. Prior to this renovation, expenditures were approximately \$320,000. This amount, per square foot of classroom is reasonable. The City will provide \$20,000 in energy saving revenue.
- ✓ Q. Please explain the portion of the site under consideration?
 - A. The District will renovate the 'center' section of the facility. In the previous remodel, the technology center was addressed. Those modifications did not resolve the instructional concerns. The air blowers did not allow for the classroom environment. This renovation will address and bypass the current system.
- ✓ Q. What about the 3rd section?
 - A. The 'garage' section of the facility serves the needs of the Art Department providing kiln space, material support and storage. There is no planned renovation for the space-it serves the needs of instruction.

The Motion to **AWARD** Passed with Five (5) Yes Votes from Larsell, Reese, Billings, Grassel and Woods.

Prior to adjournment, Ms Reese addressed Chair Larsell and extended appreciation to her for calling this meeting tonight to vote on awarding the bid, following appropriate posting of public notice to patrons. Ms Reese noted the importance of following proper Board Meeting procedures and maintaining public perceptions/impressions of integrity on the part of the Board and in terms of how the Board operates.

Adjournment:

The Special Business Meeting was adjourned to the call of the Chair at 4:27 p.m.