

SEASIDE SCHOOL DISTRICT 10
Special Meeting of the Board of Directors
Wednesday, July 10, 2019 — 9:00 am
District Administration Office
1801 South Franklin Street, Seaside, Oregon

PRESENT:

Board Members: Chair, Mark Truax, Shannon Swedenborg, Michelle Wunderlich, Dr. Hugh Stelson, Brian Taylor, Lori Lum, Sonrda Gomez

Administration: Superintendent Sheila Roley, Assistant Superintendent Susan Penrod, Business Managers Justine Hill

Others: Jim Henry

CALL TO ORDER

Chair Mark Truax called the July 10, 2019 meeting of the Board of Directors of Seaside School District 10 to order.

ESTABLISH QUORUM

A quorum of the Board was present.

ACTION ITEM

Hoffman Guaranteed Maximum Price (GMP)

Jim Henry, DAY CMP Project Manager for the Seaside School District Construction Project, presented information on the Hoffmann (HCC) GMP amount. There was a review of HCC's GMP information. Board members received a draft copy of the AIA Document A133 – 2009 Exhibit A – Guaranteed Maximum Price Amendment; HCC's GMP Narrative (dated 6/24/2019); Draft GMP Budget Summation Spreadsheet Document (dated 6/28/2019); and HCC's Prolog Budget Review Entry Document.

There was clarification on the GMP narrative and process. It was indicated that, on behalf of the Seaside School District, DAY CMP had requested additional information regarding the June 24, 2019 GMP total amount on the GMP Narrative Document prepared by HCC prior to the Special Board Meeting. The document contains information on GMP Basis Documents, Clarifications, Exclusions and Allowances. The information request was not received until Tuesday, July 9. There will still need to be some additional follow-up information to be provided by HCC. The overall total amount of the proposal seems appropriate; however, the School District is requiring HCC to provide more detailed breakdown. Some of the specifically requested information is on the COR logs, Bid Alt Logs and the VE logs in relation to the GMP.

An Early Work Amendment to the Contract is already in place for \$30 million; however, agreeing to a GMP is critical to the timeline of the project. The GMP amount present in the June 24 proposal is inclusive of the \$30 million amount already agreed upon. The June 24, 2019 GMP amount is appropriate.

7-1 A motion was made by Lori Lum and seconded by Brian Taylor for approval of the recommendation to approve \$99,000,000 of the General Obligation School Bond monies for Hoffman Construction's June 24, 2019 GMP proposal for the cost of the HS/MS Building and Site Improvements, and General Conditions and Contingencies for the entire K-12 project, and authorize Superintendent Roley to approve final contract and budget reconciliations. There was discussion. The motion carried unanimously.

OTHER

East Hills Reservoir Update – Jim Henry, DAY CMP Project Manager for the Seaside School District Construction Project, presented information on the East Hills Reservoir Project being done by the City of Seaside. The Seaside School District owns this property with deed restrictions imposed with the donation by Weyerhaeuser. The City of Seaside would like to own the portion of property that is required for the East Hills Reservoir, the remaining utility infrastructure would be granted easements as required by Seaside Planning Commission. The School District has been working with legal counsel, the City of Seaside, and Weyerhaeuser regarding the logistics of this request. It appears that all parties are in favor of the transfer of ownership. The schedule of the Reservoir Project was compared to the School District Construction Project and they appear to be aligned. The School District's next steps are to get an Intergovernmental Agreement (IGA) with the City of Seaside to outline shared costs; collaborate to get Weyerhaeuser approval for transfer of ownership; proceed with annexation/property line adjustments; maintenance and access, and finalize with School Board approval prior to transfer ownership. The East Hills Reservoir Project is important to the School District's Construction Project and mutually benefits the community of the City of Seaside.

There being no further business, the Special Board meeting was adjourned.

Justine Hill
Business Manager