



- 3) Item G, "Allowance for the GMP Proposal," was updated to reflect project costs not previously included.
- 4) Item H, "Alternates to the Guaranteed Maximum Price Proposal," was also updated to reflect newly received project costs.

Referencing the Executive Summary, Ms. Luna stated the PHES project was currently in the Design Development/Construction Documents phase. A list of NRS requirements around the Construction Manager At Risk (CMAR) process was provided for review.

An architect from LPA who intended to present Item C this evening, was noted to have been held up on the Interstate due to an accident and would not be able to attend; therefore, Ms. Luna provided the architect update. The report included a redesign of the PHES parking lot and bus loop in order to gain space and meet ADA parking requirements, none of which incurred additional expense. A play area had been changed to reflect more restrictive ADA requirements recently approved. It was noted that all sites' playgrounds would be changed in the future to meet the new ADA requirements, and would be a large additional budget expense. Decomposed granite would be used in place of concrete for the new walkway to decrease expense. Fire codes were met that included fire truck access to the building. Other plan changes since the Board had reviewed the plans in the spring included:

- 1) Metal siding would not be used
- 2) The ceiling height in the new addition hallways was lowered
- 3) Psychologist and speech offices were modified
- 4) The maintenance and electronics room size was increased

Marty Harpster, Director of Pre-Construction Services was present with his team. He presented the CORE Construction schedule, Item D, highlighting events in the timeline. This summer would include modification to the bus loop, landscaping and lighting; the building shell would be constructed (slab and framing); infrastructure would be added to the existing building including a fire alarm system upgrade and hot water system "return loop" to offer warm water to sinks quicker; and classroom and office remodeling. Fall work in the new addition would include interior electrical and plumbing installation. The winter schedule focused on the special education classroom area. Construction at PHES was expected to be completed the end of February and was aligned with the school schedule for minimal impact.

Next, Ms. Luna explained Items E & F, the CORE Construction Overview of Bid Model. A template had been offered as Item E, now replaced with the actual Guaranteed Maximum Price (GMP) bid. The bid template was explained as it provided a 2% contingency, insurance and performance bond information, as well as subcontractor bid amounts and costs broken out by building and site expense. CORE Construction was noted to be in charge of site preparation and bid obtainment for subcontractors. A contractor fee of 3% was included. Alternates A-C were shown as expenditures outside of the GMP. Mr. Harpster explained subcontractor awards, including that CORE maximized local participation through a job fare held at Carson Valley Inn. All but one bid made by subcontractors was awarded to local businesses [Gardnerville, Minden, Carson City, and Reno were considered as local businesses].

Responding to a question from Mrs. Chessell regarding having received some criticism for awarding business to a company located out of the area, Ms. Luna stated all bidders were required to strictly follow the clear, but thorough Request For Qualification (RFQ) requirements. Following the deadline, RFQ submissions were scored. Request For Proposal (RFP) requirements and interviewing processes were also discussed. Ms. Luna stated there was less than a five point difference between CORE Construction and the second runner up company

by ranking. CORE Construction clarified statements reported in the local newspaper to reflect they were licensed in Nevada.

The guaranteed maximum price bid (GMP) was reported to have included a 2.75% contractor contingency. Two allowances (presented as 1 and 2) included in the final GMP recommendation were explained. They included door hardware replacement as well as cutting and patching of the building structure, resulting in an 18,100.00 additional expense. Three construction optional alternates (presented as A, B, & C) were discussed including base material on the playground, seal coating existing pavement, and irrigation. Mrs. Luna supported these options reflected as Options A, B, and C on the final GMP document; the additional \$101,496.00 to be paid with bond funds.

Ms. Luna stated her recommendation. She asked that the Board approve a CMAR GMP of \$2,706,884 with alternates A, B & C not to exceed \$101,496, totaling \$2,808,380 in authorization. Funding to come from multiple sources – Bond, Capital and Major Maintenance funds – and is in alignment with FY11-12 Final Budget. Additionally, the Board authorizes Business Services to issue a Letter of Intent and authority to sign a contract with CORE for the PHES FMP Phase 1A project.

Mrs. Hales called for public comment. There was none.

Mr. Moore moved to approve the staff recommendation as presented, seconded by Mrs. Chessell.

Motion carried, 6/0.

Dr. Noonan stated the next step would be to incorporate a representative for the district in the capacity of a project manager. Initially, SKW was under consideration for this position, although the price quote for their services was higher than expected. In the future, more information would be provided to the Board with regard to hiring an individual for 2-5 years to be fully funded from Bond Funding, not the General Fund. Mr. Chichester offered that an individual at Douglas County may be available to assist. Mr. Moore stated he supported the idea but had some concerns. Mrs. Hales invited Board members to contact Dr. Noonan in order to help with information needed to go forward by June.

### **3. Adjournment**

At 6:02 p.m., Mrs. Chessell moved to adjourn the meeting, seconded by Ms. Jamin.

Motion carried, 6/0.

Submitted by,

\_\_\_\_\_  
*Carolyn Moore*  
*Secretary to the Board of Trustees*

Approved:

\_\_\_\_\_  
Clerk of the Board

Note: Upon approval by the Board of Trustees in a public meeting, these minutes become the official minutes of the meeting held on the above date. Board minutes are kept on a permanent basis and are available for public review in the office of the Superintendent.