

Douglas County School District
Special Meeting
Administrative Services Building
Minden, Nevada
Tuesday, January 21, 2014
4:00 p.m.

MINUTES

Present:

Trustees:

Thomas Moore, President
Karen Chessell, Vice President
Ross Chichester, Clerk
Neal Freitas - Member
Sharla Hales - Member
Teri Jamin – Member
Cynthia Trigg - Member

Present:

Personnel:

Lisa Noonan, Superintendent
Holly Luna, Chief Financial Officer

1. Call to Order

Mr. Moore called the meeting to order at 4:02 p.m. Mr. Chichester led the Pledge of Allegiance.

Mrs. Trigg moved to adopt the agenda, seconded by Mr. Chichester.

Motion carried, 6/0.

2. Public Comment

Mr. Moore called for public comment. There was no public comment offered.

Mrs. Hales arrived at this time.

**3. Guaranteed Maximum Price for Construction Project – Douglas High School,
Facilities' Master Plan (FMP) Phase 2A
(Discussion and For Possible Action)**

Holly Luna, Chief Financial Officer introduced the Owner, Architect, and Construction (OAC) team who had worked together through time to arrive at this stage and the presentation on behalf of Douglas High School improvements. The Executive Overview document was referenced as the timeline that had been followed. This meeting was referenced on the timeline and noted to be the Construction Document phase wherein the Guaranteed Maximum Price (GMP) is presented to the Board for approval. Ms. Luna stated the Design Development documents had been reviewed and approved last June along with the budget. She pointed out the differentiation between the types of funding and the appropriate usages, specifically referencing general maintenance funds to support items such as asphalt sealing and pavement re-stripping.

Specific improvements and additions to the Construction Documents for Douglas High School were presented by Mark Johnson, architect with H + K. Supporting documentation was provided in the board packets. The design team responded to questions from Trustees regarding plans.

Board members noted concerns for construction relating to technology drops being incorporated into columns rather than left open and easily damaged as cords. Assurance that lighting would be adequate was discussed with regard to the new STEM building. Acoustic improvements in the gym had been previously requested by the board as a high priority for the project. Ms. Luna responded that the acoustical treatments of the gym had been addressed and were incorporated into the construction costs. The AV equipment would be an additional purchase, not included in the GMP, and would cost approximately \$55,000 as quoted. However, internal review by the IT

department estimated approximately \$23,000 plus \$10,000 for labor/installation if the district contracted separately. The OAC team would review the sound quality of acoustical treatments post construction.

Turner Construction representatives, Harry Smith and Mike Penney were present to support the bidding procedures and financial aspects leading to the GMP presentation. The GMP base bid, along with the alternates A-G, was presented. Harry Smith indicated 79.4% of the total proposed costs were "local" subcontractors with "local" defined as "within a 50 mile radius, excluding California." Of that 79.4%, 13.0% were specifically identified as Douglas County subcontractors.

The need for qualified contractors was stated by Mr. Moore and the team was questioned with regard to qualifications vs. local businesses gaining from the project. Turner Construction confirmed they were comfortable with contractors hired and explained their hiring process to include rigorous prequalification requirements.

Ms. Luna stated the GMP was presented as a base amount and alternatives were offered for flexibility as part of the proposal. A recommendation was stated to approve the proposed GMP at just under \$18 million. The various funds to be used to accommodate the GMP were stated.

Alternate E, the addition of landscape pavers in the Commons Plaza, was not submitted as part of the recommendation. Staff noted that fundraising was proposed to allow for community participation in the form of purchasing engraved pavers.

Discussion ensued as to whether the AV equipment or asphalt maintenance should take priority in the proposed GMP approval. Ms. Luna reviewed KIDS Committee priorities with the board that stressed commitment to maintenance. Mr. Moore reiterated that attention by the district to best maintenance practices over time was a good practice for the future to reduce time and expense necessary for upkeep.

Mrs. Trigg moved to approve Turner Construction Company's GMP base bid and add alternative Items A-G, excluding E, totaling \$17,951,858 as presented with funding to come from bond, capital projects, pay as you go cash and general maintenance fund. Also to authorize the Chief Financial Officer as signatory for contract documents, seconded by Mrs. Chessell.

Mr. Moore called for public comment. There were no comments offered.

Motion carried unanimously, 7/0.

Ms. Luna thanked Mr. Johnson and Mr. Klippenstein with H&K Architects; Harry Smith and Mike Penney with Turner Construction Company; Tim Haley and Ellen Mejia-Hooper for the initial site master planning, and subsequent reviews of the design. Administrators Marty Swisher and Tom Morgan and DHS staff members were also thanked for their participation in OAC team meetings, as well as Scott McCullough, Project Manager, and Gary Cullen, Director of Buildings & Site Maintenance. Bill Blumenthal, Custodial Supervisor, and Phyllis Hasner, Director of the Student Nutrition Program, as well as the Operations Staff were thanked and appreciated for all of their efforts as well as the Board of Trustees for their final approval. The community at large was thanked for their commitment to the bond measure.

4. Adjournment (For Possible Action)

Mrs. Hales moved to adjourn the meeting at 4:54 p.m., seconded by Mr. Freitas.

Motion carried, 7/0.

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.