

MSAD #28

**SPECIAL SCHOOL BOARD/ BUILDING COMMITTEE
JOINT MEETING**

**Monday, November 26, 2007
Bus Barn, Camden Maine**

12:00 pm

MINUTES

Board Present

Tracy Dorr, Board Chair
Lynn Johnson/Board Member/Building Committee Chair
Marcia Dietrich, Board/Building Committee Member
John Lewis
Tori Manzi
Geoffrey Parker

Also Present

Patricia Hopkins, Superintendent of Schools
George Chappell, Bangor Daily News
Lorna Cummings, Building Committee Member
Peter Gross, Building Committee Member
Kim Lincoln, Camden Herald
Keith Rose, Director of Facilities
Jan Staples, RES Principal
Tina Swanson, Board Secretary
Mary Beth Van Keuren, Project Manager

Absent

Jim Patterson, Board/Building Committee Member

1. Call to Order

The meeting was called to order at 12:00 pm by Tracy Dorr, Chair.

2. To discuss the status of the RES West School Construction Bid with the apparent low bidder, Langford & Low

Building Committee Chair, Lynn Johnson thanked the Committee for the years of hard work that has resulted in bringing us to this point. She then provided the Board with an update on the recent activities of the Committee. Since the bids came in higher than expected, the Committee has been searching for the best ways to cut costs without negatively impacting the design of the building. The Committee began by prioritizing the Alternates (a list of items separately priced from the base bid).

A decision to go with a standing column geothermal design similar to that used at the high school, rather than the closed loop system, resulted in a potential savings of approximately \$400,000. Subsequently the committee reviewed a list of value engineering options prepared by PDT Architects for additional savings.

Lynn, Pat Hopkins, Jan Staples, Keith Rose and Mary Beth Van Kueren met with PDT Architects and Langford & Low on November 21 for further review of the value engineering options. They were able to agree on a contract price of \$11,903,500, which falls within the District's remaining budgeted amount. However that figure would include the construction contingency. They agreed to work to restore as much of the budgeted contingency as possible, after the contract has been signed, through the process of deductive change orders.

Lynn also explained that the bids expire on November 29. If a contract is not signed before then, the District would have to send the project out to bid again. The bids may come in even higher since the building climate has recently changed and there is currently a "bidding frenzy" going on.

Lynn also noted that while Jim Patterson was unable to attend this meeting Pat Hopkins spoke with him and he endorses moving forward with the contract using this proposed process. Additionally Pat spoke with the Principal of Cheverus High School who has worked with Langford & Low in the past. He has been through four construction phases with the school and feels that Langford & Low is the best contractor he has worked with.

Lynn asked Architect Peter Gross for his opinion on how to proceed. Peter stated that signing a contract and working for additional savings with deductive change orders is not at all unusual. He also stated that going out to bid again would be very risky and urged the Board to move forward with the contract. Keith Rose and Mary Beth Van Keuren also voiced their recommendation to issue the contract. Lynn thanked Peter and Keith for their expertise and complimented Mary Beth on the excellent job she has done as Project Manager.

3. To consider awarding the construction contract to Langford & Low

Pat Hopkins read a motion with suggested language drafted by our attorneys:

"I move that the District award the contract for school construction for Rockport Elementary School West Campus to Langford & Low at a total construction cost of not more than \$11,903,500 and that the Superintendent, in consultation with the project architect, be authorized to conduct further negotiations with Langford & Low

pursuant to that contract for deductive change orders, to restore as much of the budgeted construction contingency as the Superintendent and project architect deem advisable, provided that such deductive change orders shall be subject to the approval of (the Building Committee/this Board).”

There was discussion on whether the Committee should be granted the authority to approve change orders, or whether full Board approval would be required. It was noted that the Building Committee has considerable expertise, that the discussions are very detailed and the meetings are several hours long. Board members who are committed to participate on that level were encouraged to attend the Committee meetings.

It was suggested that the Committee be authorized to approve change orders below a certain dollar amount. It was agreed that the extent of the Building Committee’s authority to act without full Board approval will be discussed at the next School Board meeting.

Upon motion by John Lewis and second by Marcia Dietrich, the Board voted to amend the motion to read:

“I move that the District award the contract for school construction for Rockport Elementary School West Campus to Langford & Low at a total construction cost of not more than \$11,903,500 and that the Superintendent, in consultation with the project architect, be authorized to conduct further negotiations with Langford & Low pursuant to that contract for deductive change orders, to restore as much of the budgeted construction contingency as the Superintendent and project architect deem advisable, provided that such deductive change orders shall be subject to the approval of the School Board or designee.”

Vote: 6 – 0 Amendment to motion passed

Upon motion by Marcia Dietrich and second by John Lewis, the Board voted that the District award the contract for school construction for Rockport Elementary School West Campus to Langford & Low at a total construction cost of not more than \$11,903,500 and that the Superintendent, in consultation with the project architect, be authorized to conduct further negotiations with Langford & Low pursuant to that contract for deductive change orders, to restore as much of the budgeted construction contingency as the Superintendent and project architect deem advisable, provided that such deductive change orders shall be subject to the approval of the School Board or designee.

Vote: 6 – 0 Passed

4. Adjourn

Upon motion by John Lewis and second by Marcia Dietrich, the Board voted to adjourn.

Vote: 6 – 0 Passed

The meeting adjourned at 12:31 pm.

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