

Three Rivers School Board of Directors met for a soecial session, Wednesday, July 27, 2011 at the Three Rivers District Administration Office, 8550 New Hope, Grants Pass, Josephine County, Oregon at 11:30 a.m.

PRESENT: Ron Lengwin, Chairperson of the Board, Zone V
Jadd Horban, Member of the Board, Zone II
Leslie Meier, Member of the Board, Zone III
Ron Crume, Member of the Board, Zone IV
Bob Litak, Member of the Board, Zone V
Dan Huber-Kantola, Superintendent/Clerk

PRESENT

Also Present: David Bellenbaum, Tim Hart, Mike Duchien, Ryan Witt, Doug Witt, Dave Bracken, Patti Richter/The Daily Courier and Shelly Berry/Recording Secretary.

ALSO PRESENT

Board Chair Ron Lengwin called the meeting to order at 11:43 a.m.

Superintendent Huber-Kantola stated that we have done an RFP for a built-up roofing system at Lincoln Savage where they will tear down the roof and build a new one. The District went through the RFP process and the award winner was Umpqua Roofing. The contract came before the Board in July and at the time we had not given the Board quite enough time to review the contract and so the item was tabled. The Board then began to do some research and came up with the possibility of not doing the whole tear-down system and replacing the roof—but to do a different system that would allow us to keep the existing roof and coat it, which would be a less expensive way to get a twenty-year guarantee on a roof as opposed to the other way. Since that time there has been a lot of research on whether or not it's possible to do that. We have found that it is possible to do that but the Board would have to cancel the RFP and would have to go out to bid to put the other roofing system on. The questions that still remain are:

CALL TO ORDER

LINCOLN SAVAGE MS
ROOFING CONTRACT

- Will the new roofing system meet code? The answer is yes—if it is not more than two roofs you can put an overlay over the roof, but it has to meet a couple of requirements. One of the requirements is that the roof has to be functional to begin with and it has to have positive drainage (no standing water after 48 hours). We have information from screw tests that the roof is sound, but we don't have an engineer stamp on it.
- Umpqua and Lawless have done most of the roofs in the District since 1980. Both companies have done really good jobs for us. We can continue to put that type of roof on our buildings at a cost of about \$200,000 for that type of roof—and we know based on past history that the roof will last us 20-25 years, and if we do some maintenance work the roofs may last another ten years or so. Do we stray from that path of continuing from that particular type of roof –and go to a different type of roof where we will get a 20-year guarantee, but we don't have any history as to whether or not it will last anywhere beyond the 20 years. The Board needs to make a decision as to which direction to go.

Member Meier asked if we had a cost of what the alternate type of roof would cost. Superintendent Huber-Kantola responded that all we can have is an estimate. If we suspended this the District would have to go out to bid. Member Crume responded

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that the estimate was about a \$75,000 savings.

Member Litak stated the original bid was \$198,000. Superintendent Huber-Kantola also responded that he heard a figure of \$108,000 for the alternate roof, but wouldn't hold that as a solid figure until we had actual bids.

Superintendent Huber-Kantola commented that his big concern is that he wants us to move in one direction or another so that we can get a roof on Lincoln Savage this year before the students return.

A lengthy discussion was held amongst the Board Members and Superintendent. The roofing contractors were available to answer questions and state their opinions.

Member Crume moved to cancel the existing RFP. There was not a second and the motion died.

Ryan Witt with Umpqua Roofing stated that the project was fast-tracked due to the timeline and getting the roof completed before school starts. Due to the *Letter of Intent* that was signed the material was brought down in confidence that the project would move forward. There are man-hours involved and the materials are currently sitting at Lincoln Savage ready to go. There is a lot of money invested in this project. Mr. Witt asked if they could meet the exact cost of what a single-ply is being proposed at, which would mean the District would not have to go through another RFP process, and eliminate the possibility the roof would not be completed on time; if Umpqua Roofing could value-engineer the roof to the same price, why couldn't they just go forward at least this time; Maybe the next time look at different options. Out of a fairness issue, why not let them just do the work at the same price?

Member Litak asked if we were to allow this, would we be violating any open bidding process? Superintendent Huber-Kantola responded that is a great question that can be looked in to.

Further discussion was held regarding the different types of roofing systems.

Ryan Witt stated he could get back to the District with a new 'value-engineered' price within two days.

Member Crume commented that if we were to go ahead and cancel this RFP, they wouldn't necessarily have to pick up their materials right now. We could put this out for a new RFP and we could explore the Duro-Last product and this other overlay and could take bids. At that point if Umpqua Roofing is the low bidder then they could use the materials they have on site. Mr. Witt agreed, but stated that the District would then run into a time issue.

Member Meier stated there are some legal questions that need to be answered and that she is torn for a couple of reasons. It's not the contractor's fault that the new Board members came in and even if we can legally cancel the RFP, ethically it's not the way she likes to do business. Member Meier then commented that she appreciates the new Board members taking a look at this. The economic issues facing our district are really severe, and if we can save a significant amount of money we need to do that. Member Meier would like to honor the intent we had with Umpqua and still save that amount of money—then next time put it out to a competitive bid, but would like to know if legally we can do that.

Member Litak agreed with the comments made by Member Meier.

Member Meier made a motion to table the issue for 48 hours to give Umpqua Roofing the opportunity to come back with value engineering bid and also have our District check with our legal counsel that value engineering is legal without going out to competitive bid. Member Crume seconded.

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(CONTINUED)

A follow-up meeting was scheduled for 1:00 on Monday, August 1st at 1:00 PM.

Adjourn at 12:40 PM

ADJOURN

Ron Lengwin
Chairperson of the Board
THREE RIVERS SCHOOL DISTRICT

Dan Huber-Kantola
Superintendent-Clerk
THREE RIVERS SCHOOL DISTRICT