

# Oneida School District NO. 351

25 E. 50 S. Suite A, Malad City, Idaho

April 17, 2018

## OPEN COMMITTEE ELEMENTARY BOND MEETING MINUTES

Present: *Dave Anderson, Tresie Carter, Michael Corbett, Bob Crowther, Brent Evanson, Dotty Evanson, Catie Fesler, Rebecca Firth, Joan Hawkins, Krista Karn, Bob Kent, Josh Paskett, Caleen Pickett, Terrill Schwartz, Chalae Teeples, Jean Thomas, Charles Thurber, Brandon Ward, Valorie Ward, Kirk Willie*

Meeting called to order by Dr. Moore at 5:14 pm.

Dr. Moore welcomed everyone. Those that were in charge of checking references shared their findings:

Chalae Teeples shared her reference report on Construction Services. Great reviews, easy to work with, took care of problems quickly. They were on time and under budget. They handle problems efficiently, they have great people skills. They do great remodel work or new work.

Dotty Evanson called the references for Design West. They build practical buildings with no bells and whistles. Great reviews. They are professional and show up and get work done.

Dotty also called on GPC Architects. She talked to Martha Gale in Fremont county. They listened and communicated very well. There was no negatives. They have worked with schools a lot and know the laws. Their customer service is great. She did feel that they were a little high but well worth it.

Jean Thomas reviews for Design West. She spoke with George Boland the Superintendent for District #91 in Idaho Falls. They liked Design West, but they got a lot of pushback from the community for using a Utah firm vs. an Idaho firm. They were going to do a remodel, but Design West said it would cost more money to do remodel vs. a new build. All projects were on time and slightly under budget.

Jean Thomas also called on GPC – She talked to Molly Stein the Superintendent from Soda Springs. GPC was on site through most of the project. They did a remodel and a new build through GPC. GPC also did an earthquake evaluation on their high school. Nothing negative to say about GPC. Soda, felt they would have gotten a lot of pushback from the community if they had used a Utah company.

Jean also spoke with Monte Woolstenhulme – Superintendent from Driggs regarding GPC. He spoke highly of them, they are still using them. They passed a bond at 80% rate the highest ever in Idaho. They do great work, and very easy to work with.

Catie Fesler shared feedback from a construction friend regarding GPC and CSI he would recommend both of them.

Mandi Hess was checking the references of Hoggan Construction Company she was not in attendance at meeting. No report on Hoggan was shared.

The reference checks all came back positive and it was felt that any of the companies would be an excellent choice.

Dr. Moore called Ron Bollinger and asked him about next steps and what we do next. Now that you have your RFQ's you need to hire an architect and a construction manager. One advantage of doing it this way is they work specifically for you. And they do a checks and balance on each other. You as a school district have a final say, you have the right to make decisions along the way. One of the things you have the ability to do is economic management, where the owner is you the school district, you can look at project, construction manager can do an economy engineer, allows the work to proceed and usually at a cost savings.

Rich asked Ron about an example he shared earlier that day if he would share with the group. It is very difficult to get wood framers at a commercial level. They ended up building with steel rather than wood. The steel studs ended up being cheaper. That was a value having a construction manager who had to deal with the sub-contractors. The savings was given directly to the school district, which was a win/win, because it upheld the structural integrity of the building and saved money.

When you enter into a contract with a CMR if there are challenges at meeting that contracted amount they have to get these changes approved or come up with alternative ideas.

It is important for the district to have some say so, in how their building is being built.

Rich spoke about one of the many questions he couldn't answer last week, when we make this decision on an architect or a CMR do these two partners see us all the way through. How do we get around doing the bidding process?

Ron answered by saying Yes they do see you all the way through the project. This RFQ process takes the place of the bidding process, you are hiring them to be your employee. You can fully expect the Construction Manager to be at every meeting. They are doing this work and all pre-work before a bond passes. You do not have to pay them anything if the bond does not pass.

The architect/CMaR team comes up with a preliminary plan – accurate amounts of what it would cost to do your project. It is to their advantage to make sure these things are as closely as possible. These are the figures you are going to take to your public. They become your advocates all the way through this project. Once the bond passes the Architect and the CMaR will sign a contract. They will receive a set fee. And they will be the school District's employee.

B Crowther - What is the bidding process, when does that come in?

Ron answered with The CMaR will make what they call bid package. Which will go out to sub-contractors.

Rich asked, does our RFQ process meet the demands of the law for the lowest construction bid?

Rich answered with - Yes the RFQ process takes care of the formal need to have bid out for construction. They manage the construction project. They will have someone onsite throughout the entire project. They make sure the sub-contractors are there and things are being done. They send out the bid-packets on the sub-contracting work that takes place.

Mike Corbett shared how the Star Corporation worked at Oakley, They were the construction manager at risk. You don't have to worry about the bid process, they are there taking care of everything.

The construction company and the architect work together and they get you the bid on how much the project is going to cost.

If we do not like the RFQ's, the district will have to open it up again and see if you get more bids.

Rich thanked Ron for the call, we appreciate your insights and expertise. I will call you tomorrow if we have any additional questions.

Dr. Moore has spoken with 4 different superintendents all recommend going with a CMaR.

Dr. Moore will look into the Idaho law chapters and vs. where it clarifies the CMaR process vs. the Bid/Build process.

Dr. Moore did a survey to see where the group ranked the construction companies and the architects.

The board will discuss this in board meeting tonight.

Meeting adjourned at 6:28 pm.

*Valorie H. Ward*

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Valorie H. Ward, Clerk

April 11, 2018

## **DESIGN WEST**

Bruce Parker Lewiston Elementary 435-792-7619 called back

- Overall experience: Excellent, very cognizant of budget, get a lot for the money, practical building for a good price (no bells and whistles)
- Any negatives: none
- Positives: Definitely would use again, communication very good
- Cautions: none

Mike Liechty Green Canyon High School 435-792-7600 called back

- Overall experience: Used Design West for last big project, 3 years, \$130,000,000 bond, excellent, ground heat source worked well, tweaked building design as needed. Educators love the building. They would use them again.
- Any negatives: None,
- Positives: Met bi-weekly, they ran the meetings, carried their load, transparent, let district know what was going on. Dennis Atterly was their contact, they loved him, try to get him if you can.
- Cautions: no cautions,

Steve Norton 435-752-3925 left message – 2x

- Overall experience
- Any negatives
- Positives
- Cautions

## **GPC ARCHITECTS**

Martha Gale Fremont County School District 307-455-5545 called back

- Overall experience: Very well done, communicates well, listened
- Any negatives: none
- Positives: Knowledgeable, worked w/schools, well aware of the law, facilities director had face to face often, they were on-site when needed. They worked hard to find subcontractors when needed. Customer service good.
- Cautions: Seemed a little high, but ultimately worth it.

**GEORGE BOLAND, Superintendent SD #91, 208-525-7500 or 208-525-7519  
DESIGN WEST**

**What was your experience with Design West?**

Overall, very good; they designed 4 elementary schools for us (same basic design with some unique features in each)

Thought about doing a remodel on Dora Erickson, but the price of remodeling was going to be higher than building new so tore down old and built on same site.

Some problems with local push-back from not using a local firm so went local this time (they are using Hummel out of Boise who consults with a local small firm and because they have lots of experience with remodels in Treasure Valley)

Ken Cravens with Design West was excellent.

Fairly responsive to concerns

Completed projects on time and slightly below budget

They used Bateman Hall in Idaho Falls for the CMGC (construction management/general contractor); he liked them very much.

Hire design team (architect) and CMGC at same time so the latter can guide the former and vice versa. If go with CMGC, they take care of all subcontracting, which cuts down on costs

**Steps:**

- 1) Choose design team and CMGC (in fact, choose, CMGC first because they can advise on design team)
- 2) Work with teams of teachers and community to determine what is needed
- 3) Design teams comes up with alternative designs for committee and CMGC to work from.
- 4) CMGC comes up with cost/square foot once design is selected and before bond election is held

**Anything negative?**

Just that some people in IF thought we should have gone local instead of Logan (that was on the news).

Reason why we went with Idaho firms this time – nothing against Design West.

**Any recommendations about working with them?**

Make sure teachers and community have input on what they want. Have a committee of teachers (or all teachers) involved from the beginning on design features.

**Would you work with them again?**

Yes, there were no big problems.

**If there is anything outstanding – either negative or positive – what would it be?**

They did the job, and it was a big one. The only problem was the community perception about going out of state and out of region.

We will need to be aware of some state law changes on disclosure that will impact future bond elections. However, there is going to have to be some clean up on the bill during the next legislative session because it is too vague to be implemented.

**MOLLY STEIN, Superintendent Soda Springs, 208-547-3371**  
**GPC**

**What was your experience with GPC?**

They did our facilities study and determined what could be saved and what needed to be remodeled. They designed a new gym with wrestling room, etc., for the high school. Their big project was the remodel of Tigert Elementary. They warned us about the condition of the high school and what would happen if a big earthquake hit Soda (not good). They were very thorough and knowledgeable. Their attention to detail was excellent. Their entire team was involved in the work, and they provided a guy onsite. I preferred using them because they were based in Idaho (a lot closer to Soda than to Malad, though). The lead architect graduated from Soda Spring HS, so he was especially interested in the project.

**Anything negative?**

No, I would recommend them to anyone.

**Any recommendations about working with them?**

They worked with Headwaters out of Rigby/Rexburg for their construction management, and GPC and Headwaters worked very well together. (Headwaters built Thunder Ridge, she thinks.) Headwaters is very current, uses the most current technology, and is very transparent. There were no budget problems.

**Would you work with them again?**

Yes, we will be working with them in the future on any project that comes. We are working with them right now.

**Other**

Before we tore the old gym down, we let anyone come in and shoot one more basket or look around one more time. Also, before demolition, we let people come in and salvage wood, fixtures, and anything usable but not usable in the new building. After demolition, we let people come and get bricks. We kept everyone in the loop from the very beginning – tried to be very transparent. We sent out surveys to everyone in the community and got a good return. We held a lot of open meetings that were not well attended, but the reports were written up in the local newspaper and on the website. We had one meeting where we had the

assessor come and figure people's new tax bills on the spot to convince them that it would not affect them all that much. Farmers and ranchers were surprised that by the time they had all their deductions taken off, their tax amounts did not change much at all.

**MONTE WOOLSTENHULME, Superintendent Teton SD (Driggs), 208-228-5923**  
**GPC**

**What was your experience with GPC?**

Very, very positive. They are local so we knew all of their consultants, owners, workers. They were wonderful to work with. High quality. Good communication. They stayed with the budget and timeline. We are still using them. (Teton passed a \$37 million bond in May with 80% -- highest pass rate of any Idaho school bond.) They used Headwaters out of Driggs as the general contractor. Both GPC and Headwaters worked with the school district to communicate to the public and let the public know what was going on. (Headwaters is building schools all over Idaho, including the new Thunder Canyon School.) They designed the new middle school and the addition to the high school in Driggs.

**Anything negative?**

No, I would recommend them to anyone.

**Any recommendations about working with them?**

Very easy to work with. All references were positive that were checked by Teton.

**Would you work with them again?**

Yes, we will be working with them right now.

**Other**

Teton SD is growing with people moving in to work in Jackson.