



Westlake Board of Education

Board Notes from Monday, Oct. 10, 2011, Work Session

HOLLY LANE 50TH ANNIVERSARY PRESENTATION

1. Holly Lane Principal Mimi Verdone provided a glimpse of the 50th anniversary celebration

SUPERINTENDENT'S REPORT

1. Middle school hosted Jerry Ackerman, bullying prevention expert. Tied to Continuous Improvement Plan.
2. Site crew able to finish the temporary student parking lot, which opened today, Oct. 10. We picked up 10 additional spaces on the tennis court. Started new traffic pattern today. This morning went well, but the afternoon was challenging and we need to work on improving. Worked with Westlake PD for the safest possible pattern. Biggest problem with back lot is lack of queuing space. Looking at potential solutions. May open library and cafeteria for parents picking up at 3:15pm.
3. Friday is NEOEA Day: Not a student day for students.

ACTION ITEMS

1. Awarded contract for middle school site work to Great Lakes Crushing (Sullivan, Cross = No; Winter, Mays, Rocco = yes)
 - a. Tim Sullivan: where does this contract come in on original budget?
 - i. Bob Teitenburg/Turner Construction: compare to bottom line total project budget. Seeing higher costs in this economy.
 - ii. Dr. Keenan: site work is a combination of middle school and intermediate school site work. Still trying to get a handle on bid environment, but this came in better than before. We upped our estimates based on the bid environment, this came under the estimate.
 - b. Sullivan: concern from a board member's perspective, is when we told the community we were doing this because of the great bid environment and lower costs. Concerned about a lack of foresight and fiscal prudence at the time this project was recommended to the public. Need to continually give a lot of detailed information to the board about where these bids fall in with different line items.
 - i. Dr. Keenan: major reason for this project was very serious needs in our buildings – status and state of our buildings, size and waste of dollars. We did hope for and anticipate a good bid environment. We are finding it is not a great bid environment at this time, you are right. We were fortunate to catch a historic

low interest rate for the project, and other times not. We put it on an OSFC budget so people wouldn't worry we'd keep spending. Have to set an amount. We have informed the board each meeting and will continue to. We've worked with Turner to re-estimate things so we can try to stay in front of issues if possible.

- c. Sullivan: taxpayers pay for news emails, pay to be given news. Major selling point was low construction bids.
- d. Nate Cross: What was bid on this previously? How much over is it?
 - i. Teitenburg: original bid was different in scope. Once we were over that limit, we re-bid the contract.
 - ii. Cross: concerning to me as we have one board action after another, maybe not this item, but at some point we're going to fall short and taxpayers are going to be shortchanged.
 - iii. Dr. Keenan: We were told the major contributor to high cost was petroleum and amount of asphalt in bid. Told no way we could project summer costs, so bids came in on conservative high side. Put the bid package out without that so we can go back out closer to the time the work will be done. We need to go back and look at our budget and protect ourselves if that is higher.
 - iv. Dave Puffer: \$2.5 million for published site package. When opened bid in August, lowest bid was more than \$3 million. There was a substantial difference. Bid we're approving is \$2.3 million. Budget is conceptual that doesn't match up with contracts. Contracts have electrical, site work or plumbing work.
 - v. Cross: how much higher or lower was this bid over original?
 - vi. Dr. Keenan: the bids aren't on the same things, this bid was under estimate. Some others were above estimate. We will be bidding the part that was higher later in the spring. We will have to keep an eye on that because it is concerning it was over.
 - vii. Sullivan: don't want to hold taxpayers hostage to a plan where costs skyrocket. Going to vote no. Should've been more careful justifying construction.
 - viii. Tom Mays: I'm comfortable with this because I ask questions outside of the meetings as well. Don't assume others are going to vote without knowing the information.
 - ix. Cross: you have the opportunity to ask these questions outside of these meetings. Will abstain voting because concerned with big picture. What does Turner want to share going forward to avoid situations where another raw material cost is skyrocketing. I want to know there are assurances.
 - x. Dr. Keenan: Just to be clear, there were some bids that came in over the estimate and those should be a concern. This is not one of them and that is what we are asking you to vote on tonight. Estimate we gave for scope of work that was bid. This resolution had an estimate of \$2.52. It came in at \$2.3.
 - xi. Andrea Rocco: point out that all of this process discussed tonight has been discussed with the board at our public meetings, each of these steps.

DISCUSSION ITEMS

- 1. Construction update on transition from design phase to building phase/Teitenburg
 - a. Once bidding phase rolls, construction management team comes on site. Our field superintendents go around to local residents to let them know who to contact with problems. I'm overseeing all three of the buildings. On site everyday is Jeff Johnson at

the high school, field superintendent for the high school. Brian Hocevar is middle school superintendent. An assistant high school superintendent will be out there as well. Dave Conant, senior project engineer. Jeff and Brian are building construction superintendents. Public bid environment site safety coordinator will cover all sites. Architects have a construction representative, Dave Lay, construction administrator, on site to help us make decisions when things need to be changed.

- b. Jeff Johnson/High School: finished temporary lots and drive. Will start clearing trees inside the perimeter. Also starting retention basin areas by the baseball fields to put up the silt fence. By end of this week start seeing asphalt come up on existing lot. Will reuse that asphalt for construction roads. Next month site utilities and mass excavation through November. Relocated dumpsters. Light poles starting demoing today half of them down today. Some reuse for temporary lots. Construction trailer behind the PAC.
- c. Dr. Keenan: any removal of trees is selective, but noticeable. Going to do our best to work with them through the project.
- d. Brian Hocevar/middle school: Getting silt fence in, drive off of Bassett, move into putting building pad together. Construction trailer located behind Reed Field.
- e. Dave Conant/senior project engineer: Working to clear bid documents. When contractors are on board, make sure submittals are in, checked. Works on closeout.
- f. Dr. Keenan: Bob Teitenburg will continue to provide construction updates.

PUBLIC HEARING NOTICE

- 1. Notice on intent to rehire retired personnel – St. Bernadette intends to re-hire Anna Baakalar. Funded through taxpayer money through auxiliary funds directed for private schools. Next meeting will have a second hearing. December meeting is hiring vote.
- 2. Nov. 14 meeting will be canceled. Will set November meeting once bids come in for high school.

HEARING OF THE PUBLIC

- 1. Debbie Espy: Appreciate the dialogue that went on here tonight. In a volatile bid environment, does the board have a plan b in case this project comes in over \$84 million. A lot of business people aren't working. I know we need another operating levy next year, so what's the plan?
 - a. Sullivan: it's the kind of thing we should be talking about more.
 - b. Cross: I would like Plan B to be on time, on budget. Plan A should be to develop a scope of work 5% under budget.
 - c. Mays: nothing is on the ballot for next year. You are more than welcome to talk to Dr. Keenan in person or email him your concerns as well. I know he considers these things.

EXECUTIVE SESSION

The Board adjourned to executive session for the purpose of concessions update. No action was taken following the executive session.

NEXT REGULAR MEETING: The next meeting of the Board is a regular session and will take place at 5:30pm in the Board Room at the Administration Building, Monday, Oct. 24.

For more detailed information on these items, visit

<http://beta.westlake.k12.oh.us/boe/meetingschedule/default.aspx>