

**Special Board Meeting
April 16, 2014**

I. CALL TO ORDER

A Special Meeting of the Board of Trustees of Moscow School District No. 281 was called to order at 6:31 AM, April 16, 2014 by Kim Campbell, Vice-Chair, pursuant to Idaho Code 33-506, 33-510 and Notice properly given. The meeting was held in the Moscow City Council Chambers, Moscow City Hall Second Floor, 206 E. Third Street, Moscow, Idaho. Campbell stated that the purpose of the special meeting was to hold discussion and take action to award the bid for the Moscow School District Community Playfields. This was a joint meeting with the Moscow City Council.

II. DETERMINE QUORUM

Campbell asked the clerk to determine if a quorum of the Board was present. Packard responded that four trustees were in attendance and a quorum was present. Dawn Fazio, Zone 4, was out of town and is excused.

Trustees present were Kim Campbell, Vice-Chair, Zone 3, Jim Frenzel, Zone 1, Eric Torok, Zone 2 and Margaret Dibble, Zone 5.

The staff members present were Greg Bailey, Superintendent. Deb Adair, Business Manager and Angie Packard, Clerk.

Also present were city council members Mayor Bill Lambert, Art Bettge, Dan Carscallen, Wayne Krauss, John Weber, Tom Lamar and City Supervisor Gary Riedner.

There were also several people in the audience.

Mayor Bill Lambert then had everyone around the table introduce themselves.

III. DISCUSSION AND ACTION ON BID FOR THE MOSCOW SCHOOL DISTRICT COMMUNITY PLAYFIELDS CONSTRUCTION PROJECT

– Gary Riedner began by giving a brief background of the history of the playfields. The original discussion began in 1997 and was brought to the city again two years ago by then Superintendent Dale Kleinert. Ned Warnick with Design West Architects was then introduced and went through the design and the bidding process. He noted the low bidder was Ginno Construction with a base bid of \$2,970,000 which was over the base bid by \$420,000. This is not unusual due to the economy at this time and Mr. Warnick does not see the feasibility of going out for a rebid. Gary Riedner then spoke on the work that the DPT (Design and Planning Team) has been looking at to bring some cost savings to the base bid. It was the conclusion of the DPT and ARC that this project needs to be something the community will be proud of. The DPT then came up with alternatives that were presented and where money could be saved. Riedner then shared some slides that illustrated the design that went out to bid and the project bid tabulations and went through the bid tabulation sheet. He also noted the items that could be added at a later date. The total cost of the project is \$3,275,415.00 with available funding of \$2,782,726.00. This results in a shortfall of \$492,689.00. Riedner noted that he has spoken to the City Council and the city is willing to fund the difference at 75% and the District is asked to fund 25%. He also indicated he would like to extend the original use agreement to 50 years instead of 30. Supt. Greg Bailey then briefly spoke and noted that this has been the “perfect storm” which is good for the economy. There have been many discussions and meetings to come up with a solution and what the community is expecting with the development of the playfields. Supt.

Bailey did note that there has been some savings from the other projects and he is recommending going forward with project and providing the additional funding. Mayor Lambert then stated that this project was first mentioned back in 1995 and now, 18 years later, it has almost become a reality. Kim Campbell then noted that the District is nearing the end of the bid projects that were all involved with the approval of the bond and some of those bids have come in higher than expected and some lower. Campbell then asked Adair to address this. Deb Adair then went through the projects that have been bid and there have been some savings which has allowed some changes to other projects. Adair noted that in looking at all of the projects, this additional cost for the playfields is feasible. Torok asked if the contingency that was mentioned could only be used for the playfields and Adair said that is correct.

Mayor Lambert then asked each council member to express their thoughts. Mr. Weber stated that even though the costs are more, he doesn't believe re-bidding is the answer and is willing to go with the recommendation of the additional funding. Mr. Carscallen stated that we have missed a generation of kids and as a community member urges the Moscow School District to approve the additional funding and as a council member is also in favor of moving on with the project and allocating the additional funding from the city. Mr. Lamar thanked the city staff and school district staff for moving from the shock of the bid openings and on to a viable proposal that is very workable and this is the time to move forward and get this project done. Mr. Krauss stated that while he doesn't like using the principal from the Hamilton Funds, he is willing to spend those funds to see the project go forward as this has been the works for a long time. Mr. Bettge stated that he agrees with all that has been said by his fellow council members and while reluctant to spend principal from the Hamilton Funds, knows that this is necessary to go forward to complete this project. Mayor Lambert spoke on the interest rates and tough decisions that need to be made. He then asked the school board for their comments. Ms. Dibble stated that her major concern is that all the talk has been centered on the playfields and that the mission of the school district is education, not providing sports facilities for the city. She further noted that she has heard from many patrons that are concerned about the amount of money that has been allocated for playfields and the Bear Den for athletics. Ms. Campbell noted that the land was bought for a future school and not for playfields, but does see the need for them. Mr. Frenzel then thanked everyone for their hard work but believes that the district has adequate fields for their needs and stated his concerns with the funds that were allocated for athletics when the district is in the business of education. Mr. Lamar then stated that while he is not an avid athlete he does support this proposal and further believes this is necessary. Mr. Torok then asked Adair what the contingency for the other projects is and she stated that it is 8% and 5% for windows and the funds would come from those differences. Mr. Riedner also noted that the city has worked with the district on different projects, such as "Idaho Leads" which supports physical activity and healthy eating. Supt. Bailey stated that this project was voted on by a majority of the community and that the projects need to be completed. He further stated that he supports additional funding from the district to complete this project. Mr. Weber stated that he believes there has been enough discussion and is ready to move on with a decision.

Vice-chair Campbell then called for a motion on the recommendations for the bid award and additional funding.

RESOLUTION 14-92

RESOLVED: That the Board of Trustees of Moscow School District No. 281 hereby accepts the following:

- Approve the apparent responsive low bid to Ginno Construction, approve the negotiation of a contract with Ginno Construction to construct the base project plus recommended

alternates (dugouts, additional soil conditioner, a storage building, bleachers, and east pedestrian path);

- Approve the transfer of \$123,172.25 for the Moscow School District Community Playfields from other allocated funds deemed as savings within the bond project;
- Approve amendments to the Agreement for the Joint Development, Use, Maintenance and Administration of Moscow School District property at Joseph Street to reflect the additional funding obligations of the parties, and to extend the term of the Agreement from thirty (30) years to fifty (50) years.

Dibble moved the Board approve Resolution 14-91, seconded by Torok. Frenzel then stated that he feels this is a steal for the city compared to the cost if the fields on Palouse River Drive had been developed. Campbell asked if there was any discussion needed in regards to the addition of twenty (20) years to the Use Agreement. There was none. The motion carried 3-1-0.

The City Council then made a motion that also passed in favor of the city providing additional funding of \$369,516.75.

Mayor Lambert then noted that we have an agreement and made some additional comments.

Supt. Bailey noted he is very pleased to have this project moving forward.

Kim Campbell also stated that this is a very positive move for the Board and the City Council.

Gary Riedner stated that he is very pleased that the council and the school board was able come to an agreement for this project.

V. ADJOURNMENT

There being no further business, Campbell adjourned the meeting at 7:37 AM.