

**LINCOLN COUNTY SCHOOL DISTRICT**  
**Board of Directors- Local Contract Review Board**  
**Thursday, January 26, 2012- 7:00 p.m.**  
**Yaquina View Building- Bond Room**  
**Newport, Oregon**

**Minutes**

**PRESIDING:** Ron Beck, Chairman

**Present:** Ron Beck, Chairman; Jean Turner, Vice Chairman- in person  
Karen Bondley, Liz Martin, Kelley Ellis, Directors- via telephone

**Also Present:** Tom Rinearson, Superintendent; Rich Belloni, Director of Support Services; Julie Baldwin, Business Manager; Pete Gintner, Attorney; Laurie Urquhart, Secretary; Tom Nordyke, contractor; Gene Doll, Project Manager- T. Gerding

**Call to Order- Establishment of a Quorum**

Chairman Beck called the Local Contract Review Board meeting to order and convened the meeting at 7:00 p.m. with a quorum of five board members present (Chairman Beck and Vice Chairman Turner in person; the other three board members via telephone).

**Public Hearing- Exemption from Competitive Bidding Requirements, Toledo Jr./Sr. High Renovation Project and Waldport High School Project**

A public hearing was opened to allow comment on the proposed "Findings of Fact" for the Toledo Jr./Sr.High Renovation Project and the Waldport High Project. The findings of fact describe why both projects would fit into the Construction Manager/General Contractor (CM/GC) process and be exempted from competitive bidding requirements.

Chairman Beck noted the following is part of the official record: ORS 279C.335(2) permits a local contract review board to exempt contracts from traditional competitive bidding upon approval of Findings of Fact showing that an alternative process is unlikely to encourage favoritism or diminish competition, and that the process will result in substantial cost savings to the public agency. ORS 279C.400-ORS 279C.410 describe the Requests for Proposals method of solicitation as an alternative to traditional competitive bidding. Pursuant to ORS 279C.410(8), a public agency using the RFP method may award a contract to the responsible proposer whose proposal is determined in writing to be the most advantageous to the contracting agency based on the evaluation factors set forth in the RFP and, when applicable, the outcome of any negotiations authorized by the RFP.

Attorney Pete Gintner noted the architects and staff have done a good job on both projects. Director of Support Services Rich Belloni noted his support of using CM/GC

for both projects, saying the process is being used at Toledo Elementary which is on budget and ahead of schedule. The process is also working well at Oceanlake and Toledo High. "It is a very good process, and we are able to use local contractors and have local control. I hope you will move forward with these two projects as well," said Belloni.

Mr. Belloni distributed revised Findings of Fact and RFPs for both projects, and described changes. The most significant change is the date RFPs are now due, moved from February 10 to February 17<sup>th</sup>. This in turn affects other dates; the plan is for the Board to award both projects at the March 13<sup>th</sup> board meeting.

**Approval of Findings of Fact, Toledo Jr./Sr. High Renovation Project** **Motion 11/12-37**

On motion of Director Martin, seconded by Director Bondley, the Board unanimously approved Findings of Fact as distributed 1/26/12 exempting the Toledo High Expansion/Renovation Project from the traditional competitive bidding requirements.

**Approval of Request for Proposal, Toledo Jr./Sr. High Renovation Project** **Motion 11/12-38**

On motion of Director Turner, seconded by Director Ellis, the Board unanimously approved the RFP solicitation as distributed 1/26/12 for the Toledo High Expansion/Renovation Project.

**Approval of Findings of Fact, Waldport High School Project** **Motion 11/12-39**

On motion of Director Bondley, seconded by Director Turner, the Board unanimously approved the Findings of Fact as distributed 1/26/12 exempting the Waldport High School Project from the traditional competitive bidding requirements.

**Approval of Request for Proposal, Waldport High School Project** **Motion 11/12-40**

On motion of Director Turner, seconded by Director Martin, the Board unanimously approved the RFP solicitation as distributed 1/26/12 for the Waldport High School Project.

The meeting was adjourned at 7:17 p.m.

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Chairman

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Superintendent