

Unapproved School Board Meeting Minutes

Dickinson Public Schools
Special School Board Meeting

January 30, 2015; 11:30 a.m.
Board Room, Central Office

The Dickinson Public School Board held a special meeting on January 30, 2015, at the Central Administration Office. Board members present were: President Kris Fehr, Vice-president Jason Hanson, Mrs. Sarah Ricks, Ms. Leslie Ross, and Mrs. Tanya Rude. Administrators present were: Superintendent Douglas Sullivan and Assistant Superintendent Vince Reep. Others present were: Mr. Guy Fridley, Dr. Kris Ringwall, Mrs. Twila Petersen, and Ms. Nadya Faulx from the Dickinson Press.

Call to Order – Board President Kris Fehr called the meeting to order at 11:30 a.m. President Fehr reminded Board members this was a Special School Board meeting and therefore the discussion was limited to the topics on the agenda. No other topics could be discussed.

Public Participation – There were no requests for public participation.

Middle School Land Purchase Agreement – The District administrators have been researching possible sites for the new middle school. At the time of the Board workshop on November 17 four possible sites were considered. At the December 8 School Board meeting it was noted the research was narrowed down to two potential sites, a parcel in Pinecrest Addition and a parcel owned by NDSU. Assistant Superintendent Reep explained under Supporting Documents was posted information regarding the history of the research for a potential site for the new middle school, Pinecrest Addition background information, a copy of Senate Bill No. 2159, and a proposed purchase agreement. Administrative recommendation was to acquire the NDSU land as noted on the background agenda. The NDSU land required action by the legislature. A Senate Bill was created to reflect the authorization for the sale of the NDSU land. This Bill has passed the Senate and it is hopeful it will pass the House. The purchase agreement is with the State of North Dakota and the Board of Higher Education to purchase 30 acres with a first right of refusal on additional acreage. Superintendent Sullivan has visited in depth with Senator Wardner regarding the potential acquisition of the NDSU land. Senate Bill 2159 is supported by Senator Wardner, Senator Armstrong, Representative Fehr, Representative Lefor, Representative Schatz, and Representative Steiner. The School Boards members publicly thanked these legislators for their support and the great deal of work and involvement they have put into the land acquisition. Dr. Sullivan noted this has been a lengthy process. There were five potential sites with the NDSU site being the most logical for the location of the new middle school. Input from the City administrators provided an impact on the decision due to the additional water and sewer infrastructure costs at the other sites. He added that when he testified a week ago on this legislation it was interesting that a Senator from Williston commented that they paid \$70,000 per acre on a purchase. Mrs. Rude inquired regarding the seller reserving the oil and gas and other minerals. Mr. Hanson responded this was standard. Mr. Reep added the wells have been there for a long time. President Fehr noted it appeared the taxpayers have already purchased this land from NDSU at one point and they are again paying for the purchase of the land. She added the land has been setting with no activity. She asked regarding the facilities served to the property, such as water, sewer, and roads. Superintendent Sullivan responded he has had a conversation with the City and the water and sewer would be no additional charge to the District. There could be a fee for the connection from the street to the site for the water and sewer lines. The research on the Meyer Group property indicated there would have been additional

Middle School Land Purchase Agreement (cont.)

expenses for these services with no guarantee the services would be completed by fall of 2017. President Fehr expressed this was an important decision and provides the public with an answer where the new middle school will be located. Ms. Ross moved the Dickinson Public Schools Board purchase a 30 acre tract of land located in the NW1/4 of the NW1/4 of Section 32, Township 140 North, Range 96 West from the State of North Dakota and the North Dakota Board of Higher Education at a cost of \$45,000 per acre. This purchase is for the purpose of building a new middle school. Mr. Hanson seconded the motion. President Fehr asked for discussion on the motion. There was no discussion noted. A roll call vote was taken on the motion: yeas-Ricks, Ross, Rude, Hanson, and Fehr; nays-none. The motion carried unanimously.

Select Construction Management at Risk - At the November 21 Special School Board meeting the Board directed the administration to move forward with the process to seek applications for the Request for Qualifications for the new middle school. As per requirements in the N.D. Century Code 48-01.2-20 which is posted on the website, the selection committee for the Construction Management at Risk was comprised of an architect (Jan Prchal), an engineer (Craig Kubas), a contractor (Shane Roers) who was not contending for the position, and Assistant Superintendent Reep. Available under Supporting Documents are copies of letters from Mr. Reep regarding the CMAR interview selection process. There were five responses to the request for qualification. On January 21 interviews took place and all five companies provided oral and written presentations to the selection committee. Available under Supporting Documents is a copy of the scoring sheet used during the interviews. Assistant Superintendent Reep was very impressed with the selection team. The team members had good insight and asked good questions. They even made reference calls and put a lot of time into the process. The companies that were interviewed were all very good. After the interviews were completed the team submitted their rubric scores and the scores were merged. The committee felt the District could go with any of the companies that were interviewed. The selection committee and administrative recommendation was to award the Management at Risk to Mortenson Construction. The fees presented on the RFQ are negotiable. Administration recommends an attorney review the contract. The superintendent for Mortenson is the same one that did projects in Dickinson. He also was in Grand Forks and East Grand Forks after the flood and is very well regarded. Mrs. Rude moved to award the Construction Management At Risk Company for the construction of the new middle school to Mortenson Construction and direct Assistant Superintendent Reep to work with Mortenson Construction to reach an agreement on compensation and contract terms. Mrs. Ricks seconded the motion. Discussion on the motion: Board President Fehr thanked everyone for submitting their proposals and conveyed that the Board had full confidence in all of them. She suggested legal assistance with the contract. A roll call vote was taken on the motion: yeas-Hanson, Ricks, Rude, Ross, and Fehr; nays-none. The motion carried unanimously. President Fehr thanked Mr. Reep for all his work on this project and all the research he did so that everything was done correctly.

Superintendent's Contract – The superintendent is under a three year contract which will expire on June 30, 2015. President Fehr noted she will be meeting with Superintendent Sullivan to discuss and negotiated his contract as soon as possible so it can be extended and would like this as a topic for the February Board meeting agenda. This agenda item was informational only. No action was requested.

Adjournment – At 11:55 a.m. Mrs. Ricks moved to adjourn. Mr. Hanson seconded the motion. Assuming a roll call vote on the motion the motion carried unanimously. The meeting adjourned at 11:55 a.m.

Kris Fehr, Board President

Vince Reep, Business Manager

Twila Petersen, Secretary