

LITTLE MIAMI LOCAL SCHOOL DISTRICT
BOARD OF EDUCATION
SPECIAL MEETING
MARCH 8, 2007
7:00 P.M.

The Little Miami Board of Education of the Little Miami Local School District, Warren County, Ohio met in special session on March 8, 2007 at 7:00 p.m. at the Little Miami High School Media Center, 3001 U.S. 22 & 3, Morrow, Ohio.

Call to Order and Roll Call

Mrs. Cress called the meeting to order at 7:00 p.m.

ROLL CALL:

Mrs. Cress	Present
Mr. Cremeans	Present
Ms. Grice	Present
Mr. Stern	Present
Mrs. Hamburg	Present

Adopt the Agenda

Ms. Grice moved and Mr. Cremeans seconded a motion to adopt the agenda as amended.

ROLL CALL VOTE:

Mrs. Cress	Yes
Mr. Cremeans	Yes
Ms. Grice	Yes
Mr. Stern	Yes
Mrs. Hamburg	Yes

MOTION CARRIED.

Executive Session

Mr. Cremeans moved and Mrs. Hamburg seconded a motion to enter executive session for the purpose of discussing the purchase of land.

ROLL CALL VOTE:

Mr. Cremeans	Yes
Ms. Grice	Yes
Mr. Stern	Yes
Mrs. Hamburg	Yes
Mrs. Cress	Yes

MOTION CARRIED.

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The Board invited Ms. Emily Crotty, Esquire and Ms. Bridgett Ziegler, Fifth Third Commercial Lending, into executive session.

The Board entered executive session at 7:05 p.m.
The Board came out of executive session at 7:20 p.m.

Mr. Todd Thackery, Mr. James Schaeper and Mrs. Connie McCartie of Steed, Hammond and Paul, presented the proposed Junior High School design layout.
Mr. Justin Koenes of Quandel Construction Management, presented the current budget estimates for the Junior High School Design Development Documents.

Resolution 07-025 Design Development Documents for the new Junior High School
Ms. Grice moved and Mr. Stern seconded a motion to adopt the following resolution:

WHEREAS, the Little Miami Local School District Board of Education (hereinafter called the “Board of Education”), County of Warren, State of Ohio, is bidding and awarding construction contracts related to its construction of a new junior high school, new elementary school and additions/renovations to its high school (hereinafter called the “Project”); and

WHEREAS, the Board of Education has issued its bond or notes for the payment for the completion of the Project and deposited the proceeds thereof; and

WHEREAS, the Board of Education has contracted with a qualified professional design firm, Steed Hammond Paul Architects (hereinafter called the “Architect”), under Ohio Revised Code sections 153.65 to 153.71, to prepare plans, specifications, estimates of cost, and such data as the Board of Education deems necessary for the completion of a new Junior High School (hereafter the “Portion of the Project”); and

WHEREAS, the Board of Education has retained a qualified construction management firm, Quandel/Dugan & Meyers, LLC. (hereinafter called the “Construction Manager”), under Ohio Revised Code sections 9.33, 9.331 and 9.332, related to constructability, logistics, availability of materials and labor, and time requirements for construction, preliminary budgets and possible economies;

WHEREAS, the Architect has visited the Project sites and provided the Board of Education with an evaluation of the Program of Requirements, schedule and budget requirements, including the Construction Budgets; and

WHEREAS, the Board has adopted a resolution approving a Statement of Probable Construction Cost, Preliminary Project Schedule, and Schematic Design Documents for the Portion of the Project, as prepared by the Architect and the Construction Manager; and

WHEREAS, the Board of Education has obtained, or is in the process of obtaining, any necessary land surveys, tests of surface and subsoil conditions at the site,

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soil borings and any other test as deemed necessary for said Portion of the Project; and

WHEREAS, the Architect, with the input of the Board of Education and Construction Manager as to constructability, logistics, availability of materials and labor, time requirements for construction, preliminary budgets and possible economies, has prepared Design Development Documents for the Portion of the Project based on the Schematic Design Documents, the Statement of Probable Construction Cost, the Preliminary Project, which consist of architectural drawings and other documents describe the size and character of the Portion of the Project as to architectural, structural, mechanical and electrical systems, materials and other appropriate elements; and

WHEREAS, the Board of Education and Construction Manager have reviewed the Design Development Documents for the Portion of the Project, and met to make, or otherwise communicated, comments or suggestions concerning the Design Development Documents to the Architect and the Architect has, as necessary, submitted an amended set of Design Development Documents for the Portion of the Project to the Board of Education for its approval; and

WHEREAS, the Construction Manager, with the assistance of the Architect and Board of Education, has prepared a Detailed Estimate of Construction Cost for the Portion of the Project, including reasonable contingencies for design, bidding, and price escalation and the materials, equipments component systems, and types of construction to be included in the Contract Documents, reviewed any differences between the Statement of Probable Construction Cost and the Detailed Estimate, identified reasons for any difference, recommended means to eliminate the difference and prepared a report describing the agreed upon means and submitted said report to the Board; and

WHEREAS, the Construction Manager, with the assistance of the Architect and the Board of Education, has prepared a Project Schedule for said Portion of the Project indicating milestone completion dates, reviewed any differences between the Preliminary Project Schedule and the Project Schedule, identified reasons for any difference, and recommended means to eliminate the difference; and

WHEREAS, the Board of Education now desires to approve the Detailed Estimate of the Construction Cost, Project Schedule and Design Development Documents pertaining to the Portion of the Project.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Education, that after careful consideration and evaluation of the information before it:

Section 1. The Board of Education approves the Detailed Estimate of Cost of the Portion of the Project of \$17,536,663.00 for hard costs plus \$3,012,058.00 soft costs for a total of \$20,548,721.00 and in substantially the form presently on file with this Board of Education.

Section 2. The Board of Education approves the Project Schedule for the Portion of the Project in substantially the form presently on file with this Board of

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Education.

Section 3. In conjunction with approval of the Project Schedule and Statement of Probable Construction Cost, the Board of Education approves the Design Development Documents dated January 2007 for the Portion of the Project, in substantially the form presently on file with the Board of Education

Section 4. The Board of Education authorizes the Architect, with the assistance of the Construction Manager, to complete Construction Documents for the Portion of the Project setting forth in detail the requirements for the Portion of the Project. The Construction Documents shall be based on Scope of Work, Value Engineering, Constructability Reviews, the approved Project Schedule, Statement of Probable Construction Cost, Schematic Design Documents, and Design Development Documents.

Section 5. The Board of Education also authorizes the Architect and Construction Manager to complete all necessary bid documents, subject to the review of the Board of Education's legal counsel. The Architect, with the cooperation of the Construction Manager, shall obtain all necessary governmental approvals.

Section 6. The Board of Education hereby finds and determines that all formal actions relative to the adoption of this resolution were taken in an open meeting of this Board of Education, and that all deliberation of this Board of Education and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22, ORC.

Section 7. This resolution shall be in full force and effect from and immediately after its adoption and shall supersede any prior resolution or act of this Board of Education, which may be inconsistent or duplicative with the provisions of this resolution.

ROLL CALL VOTE:

Ms. Grice	Yes
Mr. Stern	Yes
Mrs. Hamburg	Yes
Mrs. Cress	Yes
Mr. Cremeans	Yes

MOTION CARRIED.

Mr. John Hise announced that there will be a community bid forum at 7:00 p.m. on March 14, 2007 at Little Miami High School Media Center, 3001 U.S. 22 & 3, Morrow, Ohio.

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Adjournment

Mrs. Hamburg moved and Ms. Grice seconded a motion to adjourn the meeting.

ROLL CALL VOTE:

Mr. Stern	Yes
Mrs. Hamburg	Yes
Mrs. Cress	Yes
Mr. Cremeans	Yes
Ms. Grice	Yes

The meeting adjourned at 8:15 p.m.

Nona Cress, President

Robert Giuffré, Treasurer