

LITTLE MIAMI LOCAL SCHOOL DISTRICT
BOARD OF EDUCATION
SPECIAL MEETING
APRIL 11, 2007
6:00 P.M.

The Little Miami Board of Education of the Little Miami Local School District, Warren County, Ohio met in special session on April 11, 2007 at 6:00 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 6:00 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 Mrs. Hamburg seconded a motion to adopt the agenda.

ROLL CALL VOTE:

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

MOTION CARRIED.

Resolution 07-043 Personnel

Mr. Cremeans moved and Mr. Stern seconded a motion to approve the following personnel issues as submitted for the 2006-2007 school year. Employment is contingent upon the school system receiving the results of the mandated criminal records background check as required by O.R.C. 3319.311 which indicates that no conviction or pleas of guilty were entered into by any persons being employed:

Classified Staff – Resignations

Debra Tucker—resigns as bus driver effective March 28, 2007

Melody Hildebrand—resigns as bus aide effective March 27, 2007

ROLL CALL VOTE:

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

Mrs. Cress

Yes

MOTION CARRIED.

Resolution 07-044 Grade 5/6 Building Schematic Design Cost

Ms. Grice moved and Mr. Cremeans seconded a motion to approve 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 the construction of additions to the Little Miami Intermediate 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 O.R.C. 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 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 O.R.C. 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; and

WHEREAS, the Architect has visited the Project site 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 of Education has obtained, or is in the process of obtaining, any necessary land surveys, tests of surface and subsoil conditions at the site, soil borings and any other test as deemed necessary for said 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 Schematic Design Documents for the Portion of the Project based on the schedule and budget requirements, which consist of architectural drawings and other documents illustrating the scale of the Portion of the Project and of the relationship of components of the Portion of the Project to one another and of the Portion of the Project to surrounding properties; and

WHEREAS, the Board of Education and Construction Manager have reviewed

the Schematic Design Documents for the Portion of the Project, and met to make, or otherwise communicated, comments or suggestions concerning the Schematic Design Documents to the Architect and the Architect has, as necessary, submitted an amended set of Schematic Documents for 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 Statement of Probable Construction Cost based on current area volume and other unit costs and an updated Project Schedule, and with the Architect, has reviewed any differences between the Construction Budget and the Statement of Probable Construction Cost, 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 Board of Education now desires to approve the Schematic Design Documents pertaining to 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 Project of \$16,165,944.00 for hard costs plus \$3,010,056 for soft costs for a total of \$19,176,000.00 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 Project in substantially the form presently on file with this Board of Education.

Section 3. In conjunction with approval of the Project Schedule and Statement of Probable Construction Cost, the Board of Education approves the Schematic Design Documents dated April 11, 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 Design Development Documents for the Portion of the Project based on the approved Project Schedule, Statement of Probable Construction Cost and Schematic Design Documents, which shall consist of drawings, outline specifications and other documents to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, materials, and such other essential elements as may be appropriate.

Section 5. The Board of Education directs the Construction Manager, with the assistance of the Architect, to submit Detailed Estimates of Construction Cost and Project Schedules indicating milestone completion dates for the

Project to the Board of Education for its approval. In establishing the Detailed Estimate of Construction Cost, the Construction Manager shall include reasonable contingencies for design, bidding and price escalation and determine in conjunction with the Board of Education and Architect the materials, equipment, component systems and types of construction to be included in the Contract Documents.

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 O.R.C. section 121.22.

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.

Resolution 07-045 High School Construction Documents

Mrs. Hamburg moved and Mr. Cremeans seconded a motion to approve the following resolution:

WHEREAS, the Little Miami Local School District Board of Education's, County of Warren, State of Ohio (hereafter "Board of Education") building program identifying classroom facilities needs and basic project costs (hereafter "Master Plan") has been conditionally approved by the Ohio School Facilities Commission, State of Ohio, and Ohio Controlling Board, as authorized under O.R.C. 3318.36; and

WHEREAS, the Board of Education has identified a discrete part of the Master Plan, consisting of the construction of additions to the Little Miami High School (hereafter "Project"), to undertake with local resources prior to the Board of Education's eligibility for State of Ohio assistance under O.R.C. sections 3318.01 to 3318.20; and

WHEREAS, the Board of Education has contracted with a qualified professional design firm, Steed Hammond Paul Architects (hereafter "Architect"), under O.R.C. sections 153.65 to 153.71, to prepare plans, specifications and estimates of cost, and such

data as the Board of Education deems necessary for the project and in compliance with the specifications set forth in the Commission's design manual, where applicable; and

WHEREAS, the Board of Education has retained a qualified construction management firm, Quandel/Dugan & Meyers, LLC (hereafter "Construction Manager"), under O.R.C. sections 9.33, 9.331 and 9.332, related to project planning documents, estimates of cost, bid packaging, bidding, contract award, administration and close out, including, but not limited to, the scheduling and coordination of multiple prime contractors; and

WHEREAS, the Board of Education has appointed certain authorized representatives to act on its behalf during the planning, bidding, award and construction phases of the Project; and

WHEREAS, the Construction Manager, with the assistance of the Architect and the Board of Education's authorized representatives, has completed its scope of work to facilitate the bidding and awarding of the contracts for the construction of additions to the Little Miami High School (hereafter "Bid Packages") for the Project, taking into consideration factors, including, but not limited to, time of performance, availability of labor, and overlapping trade jurisdiction; and

WHEREAS, the Architect, with the assistance of the Construction Manager, has prepared and submitted to the Board of Education, draft construction documents for the Bid Packages for the Project consisting of drawings and specifications setting forth in detail the requirements for construction of said project. Said drawings and specifications are based on the scope of work provided by the Construction Manager; and

WHEREAS, the Board of Education now desires to commence the competitive bidding process for the Bid Packages for the project as authorized under O.R.C. section 3313.47.

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, as authorized under O.R.C. 3313.46(A)(1), approves the construction documents detailed estimate of costs of \$9,328,339.00 for the Bid Packages in substantially the form presently on file with this Board of Education.

Section 2 - The Board of Education, as authorized under O.R.C. 3313.46(A) (1), approves the draft construction documents for the Bid Packages shown in detail below for the Project in substantially the form presently on file with this Board of Education, subject to finalization and approval as to legal form by construction counsel and the procurement of all necessary government approvals:

Additions to Little Miami High School

B.P. 1.02

General Trades

B.P. 1.05	Fire Protection
B.P. 1.06	Plumbing
B.P. 1.07	HVAC
B.P. 1.08	Electrical
B.P. 1.11	Technology

Section 3 - The Board of Education authorizes the Construction Manager and Architect, upon finalization of the construction documents and procurement of all necessary government approvals, to commence the bidding process for the Bid Packages in compliance with all applicable laws, including, but not limited to, O.R.C. sections 9.31, 9.311, 153.12, 153.50, 153.51, 153.52, 153.54 to 153.571, 3313.46, and to use the construction document detailed estimate of costs stated in Section 1 as the estimate of costs to be included in the construction documents as required by O.R.C. 153.12.

Section 4 - The Board approves for publication a "Notice to Bidders" for the bid packages and authorizes the construction manager to publish said notice once each week for a period of at least two consecutive weeks in a newspaper of general circulation in the School District prior to the date specified for receiving bids in conformance with O.R.C. sections 7.12 and 3313.46(A) (2).

Section 5 - The Board of Education authorizes the Construction Manager and authorized representatives, with the assistance of the Architect, to coordinate the opening of bids for the Bid Packages in compliance with O.R.C. section 3313.46(A)(3) and immediately following the opening of all bids, the Construction Manager and Architect are authorized to substantiate the bids for responsiveness, and conduct a responsibility investigation of the apparent low bidder for said Bid Packages, and any other bidders as appropriate, in conformance with the instructions to bidders and any bid evaluation process agreed to with the Board of Education and its construction counsel, and prepare and submit to the Board of Education a recommendation about the award or rejection of any bid or bids for the Bid Packages, and the acceptance or rejection of any alternative for the bid packages, in accordance with applicable law.

Section 6 - The Board of Education hereby finds and determines that all formal actions relative to the adoption of this Resolution were taken in open meetings of this Board of Education, and that all deliberations 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 O.R.C. 121.22.

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:

Mr. Stern

Yes

Mrs. Hamburg

Yes

SPECIAL MEETING
APRIL 11, 2007

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

MOTION CARRIED.

The Board of Education will hold a special session on May 31, 2007 at 6:00 p.m. at the High School Media Center.

Executive Session

Mr. Cremeans moved and Ms. Grice seconded a motion to enter executive session for the purpose of discussing legal and personnel issues.

ROLL CALL VOTE:

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

MOTION CARRIED.

The Board entered executive session at 7:25 p.m.
The Board came out of executive session at 7:37 p.m.

Adjournment

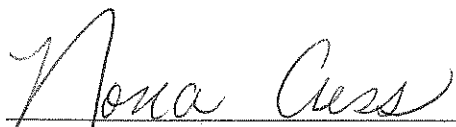
Ms. Grice moved and Mr. Cremeans seconded a motion to adjourn the meeting.

ROLL CALL VOTE:


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

MOTION CARRIED.

The meeting adjourned at 7:38 p.m.



Nona Cress, President



Robert Giuffré, Treasurer