



**BOARD APPROVED 4/28/21**

Redmond School District

**Board Meeting**

**April 14, 2021**

**Board Members in Attendance:** Acting Chair Shawn Hartfield, and Directors Liz Goodrich, Rick Bailly, Travis Bennett

Chair Hartfield called the meeting to order at 5:30 p.m.

No public comment.

Update re: Issuing PERS Bonds – Kathy Steinert

At the March 17 board meeting, Superintendent Cline mentioned considering the issuance of PERS bonds, or Pension Obligation Bonds, however we are pausing this effort to gather more information. On March 29, the PERS board met and both the Oregon Investment Council, which oversees the investments of the PERS assets, and Milliman, the actuaries for PERS, gave presentations which suggest that future returns may be lower than previously assumed due to a potential change in the asset allocation that the Oregon Investment Council will use to manage the PERS assets and due to Milliman's recommendation that the assumed earnings rate of 7.2% be lowered. The impact of both of these potential changes is not factored into the current EcoNorthwest statistical analysis; nor will the potential factors for a new analysis to consider be known until this June. In the short term, EcoNorthwest has agreed to update the existing assessment for a new and higher borrowing rate scenario. This manufactured "shock" to the analysis is designed to be a proxy for the potential changes to investment returns. This revised analysis will be completed at the end of this week. The new probabilities of a successful Pension Obligation Bonds issue will be considered at that time and we will discuss it further with the Finance Committee at our April 23 meeting and have an update and/or resolution for Board approval at the April 28 meeting.

HMK – Project Manager – Chad Franke and Chris McKay

HMK recommends hiring a single design firm for all four of the large projects (EGMS, OMS, McCall and Vern Patrick). A Request for Proposal (RFP) was issued on February 17, 2021. Three firms submitted RFP's, two firms were interviewed, and HMK and the District Design Services Scoring Committee recommends BBT Architects for the Redmond School District Capital Bond Projects. HMK reviewed the fee negotiations for each project.

*Director Bailey made a motion to accept the proposal as presented. Director Bennett seconded the motion. Motion carried, 4-0.*

Resolution 21:154 Capital Construction Project Construction Manager/General Contractor (CM/GC) Alternative Contracting Method

This requests an exemption from the competitive bidding requirements for three school projects (McCall, Vern Patrick and OMS) to enable the district to utilize an alternative contracting method for

construction of the projects. The specific alternative contracting method which the district would utilize is a Construction Manager / General Contractor (CM/GC) selection process.

*Director Bailey made a motion to adopt Resolution 21:154 as presented. Director Goodrich seconded the motion. Motion carried, 4-0.*

#### Redmond Rotary Community Fields at the David M. Jaqua Sports Complex

The district is proposing a community project in middle Jaqua to add lighting, PA/Security system, turf, spectator seating, fencing and concessions/restroom. This would allow baseball, softball, lacrosse, soccer and football for all ages. Advantages would include savings in maintenance and water, revenue for tournaments and field rental, economic development for the community with hotel and restaurant use. The district is proposing using the proceeds from the sale of 9<sup>th</sup> and Antler property. The community support is abundant with donations already committed from Rotary, Hayden Homes, York Bros Excavation, Smith Rock Electric and H.A. McCoy Engineering and Surveying.

*Director Bailey made a motion to approve moving forward with the Jaqua Sports Complex upgrade. Director Bennett seconded the motion. Motion carried, 4-0.*

#### Resolution 21:155 – Using Direct Appointment Contracting Method for the Jaqua Sports Complex

HMK suggest using the specific alternative contracting method of Direct Appointment for the work at Jaqua Sports Complex. It is impossible to competitively bid a project when a contractor is donating 70% of the project cost, instead, this would be a direct appointment. It is in the interest of the district and the community to be exempt from the bidding requirements.

*Director Bennett made a motion to adopt Resolution 21:155 for exemption from public contracting method for construction of the Jaqua Sports Complex, using the specific alternative contracting method of Direct Appointment. Director Bailey seconded the motion. Motion carried, 4-0.*

#### Protest Review of Insurance Agent of Record Request for Proposal (RFP) Process

HDESD Attorney Lauren Lester explained the process of the protest. The district staff requested a Request for Proposal for Insurance Agent of Record on February 1, 2021, closing on February 22, 2021 with six proposers. A district team of four employees reviewed and scored and chose to interview three of the six proposers. Issued an intent to award a contract to Brown & Brown Northwest March 12 based on their scoring. Mike McGowan of OnCourse Insurance & Risk Management filed a timely protest on March 16, 2021 and the protest alleged three grounds for which he felt the award was inappropriate. McGowan believes one of the reviewers was biased, the team used scoring criteria that was not specifically outlined in the RFP, and there was no specific value based on local business. The Board, as the Local Contract Review Board, is tasked with considering the protest and responding in writing. The Board had an opportunity to ask questions of the OnCourse and the district.

#### Executive Session

ORS 192.660(2)(f) -To consider information or records exempt that are exempt by law from public inspection.

#### Resume Board Meeting

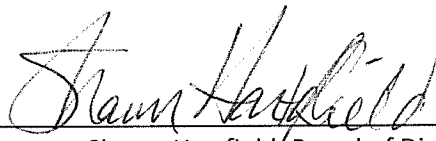
Director Bennett commented, as a former agent of record who also lost the agent of record during an RFP process, that the RFP is written to exclude small insurance agencies. That being said, feels as though the review team scored based on the RFP, but it is just not written in favor of small insurance

companies. Director Bailey agreed and suggested that the district reconsider including the smaller, local companies in the RFP to not exclude them.

*Director Bennett made a motion that the Board deny the protest as the district staff evaluated the proposals according to the RFP as it was written, the award of the contract to Brown & Brown should stand. Director Goodrich seconded the motion. Motion carried, 4-0.*

*The Board agreed that Acting Chair Hartfield will provide a written response to OnCourse.*

*Director Bailey made a motion to adjourn the meeting at 7:12pm. Director Goodrich seconded the motion. Motion carried, 4-0.*



Shawn Hartfield, Board of Directors, Acting Chair



Gina Blanchette, Executive Assistant