

SAULT STE. MARIE AREA PUBLIC SCHOOLS  
SAULT STE. MARIE, MICHIGAN 49783  
SPECIAL MEETING, BOARD OF EDUCATION  
Phone 906/635-6609

**Minutes – Thursday, February 23, 2023**

172. **I. CALL TO ORDER**

President Curtis called the meeting to order at 5:00 p.m. in the Sault Area Middle School, 684 Marquette Avenue.

173. **A. ROLL CALL OF BOARD**

Board Members Present: William E. Odbert, Christine M. Curtis, Michelle M. Ribant, Melissa S. Pingatore, Caitlin L. Galer

Absent: Kenneth D. Dunton

174. **B. ADOPTION OF THE AGENDA**

It was moved by Member Pingatore, supported by Member Galer, to adopt the agenda.

Yeas: Odbert, Curtis, Ribant, Pingatore, Galer

Nays: None

Absent: Dunton

Motion Carried.

175. **II. COMMUNICATIONS AND BOARD REPORTS**

**A. REPORTS TO THE BOARD**

**1. Construction Management**

**5:05 p.m. Moore Trosper**

Ted Moore reported on the firm's experience and success.

Ted Moore introduced himself as the president of Moore Trosper since 1984 and a certified minority as a member of the Sault Ste. Marie Tribe of Chippewa Indians.

Ted Moore introduced Anthony Hollow as a previous superintendent and pre-bond specialist, who works closely with community engagement, fostering the vote, community driven projects, and a resident of Strong's.

Ted Moore introduced Bryce Shanaman as being educated in construction management, who comes from a good line of people and lives and works full time in town.

Ted Moore reported his sister Heather Place was absent but works extensively behind the scenes and was also a Sault Tribe member.

Ted Moore reported Michael Bowhuis, superintendent and project worker would also be working on the project and was very knowledgeable.

Ted Moore reported everyone in the company was experienced and successful with bonds. He noted 30% of the school population were also tribal members.

Ted Moore reported on the location of his local office and noted his ability to speak with and encourage tribal members to vote favorably.

Ted Moore indicated the district's needs far exceed what the bond can afford and the scope of work needs to have community input.

Ted Moore reported on their ability to move quickly to meet the treasury date.

Ted Moore acknowledged his understanding of when bonds need to be sold, the timing for getting the drawings to the state, and the post-election process. He suggested setting up a polling station at the Big Bear to get a positive vote.

Tony Hollow acknowledge a short timeline and critical resources in moving forward quickly.

Bryce Shanaman reported on the need for processing strategies to achieve multiple trade bids for each category. He discussed the need for extensive communication and concise documents in regard to the building and school season in the area.

Mr. Moore reported on the need to be transparent and enable the availability to use local contractors whenever possible.

Ted Moore stated the company wants contractors to make money as well as the district to be as efficient as possible.

Ted Moore reported a lawsuit had never been filed against the company on any litigation. He stated it is an ISO company with annual reviews to ensure the right policies are in place and followed.

Ted Moore reported on the successful \$148 million Holt Public Schools bond initiative the company was involved with and their reference letters.

Ted Moore stated Anthony Howell has experience working on both sides of the school and bond improvement process and he works on promoting community goodwill starting with the pre-bond phase.

Anthony Hallow presented a list of events that needed to happen prior to Election Day and the company's efforts to collaborate with voters for support.

President Curtis thanked the company for their presentation and opened the meeting for questions.

Upon inquiry from Member Ribant, Ted Moore indicted the company has access to 120 employees through AGC membership between their northern and southern offices so they would have enough bidders and laborers. He reported they would hold public walkthroughs and communicate with contractors to keep their eyes open.

Ted Moore reported the company is currently working with 25 school districts and was the only bidder for the Eaton Rapids School. He stated working with the design team and getting documents out to bidders as soon as possible was huge.

Ted Moore followed up by stating he and Bryce Shanaman would easily be accessible to the district with an office in town.

### **5:35 p.m. RC Hendricks**

Chip Hendricks presented the history of RC Hendricks. He noted the company had worked with 68 different school district and most, multiple times.

Mr. Hendricks reported on the company goals in working with Michelle at her monthly budget meetings.

Mr. Hendricks reviewed the timeline and planning of the November 7 election including building walkthroughs, organizing a bond committee, developing the scope of work, attracting bidders, and pre-ordering items. He noted the firm would work with Banach, Banach & Cassidy to implement the bond campaign.

Mr. Hendricks reported on the multiple ways the company has and would communicate pre and post bond goodwill in the community to suppliers, contractors, and through the district website.

Mr. Hendricks noted lessons learned on increased productivity in the design phase, weekly job progress meetings, changes to supply availability, and how to go it alone. He noted the high success rate for first time bond passages with the firm.

Upon inquiry from Member Galer, Mr. Hendricks confirmed Banach, Banach & Cassidy collects all of the data along with the survey work and electronically or by phone prepares the frequently asked questions conducive to a successful bond campaign.

Superintendent Scott-Kronemeyer asked the Board to submit any questions or comments about RC Hendricks to her and she would communicate it back to them.

#### **6:05 p.m. Spence Brothers (SB)**

Bob Spence introduced himself as Director of Northern Michigan, John Galnares as Pre-construction & Construction Project Director, and Don Denomme as Project Manager for Spence Brothers.

Bob Spence provided the company's work history and indicated a significant amount of work done in the U.P. and local area.

John Galnares explained his role in the pre bond work, pre-construction, and design phase.

Don Denomee reported on his experience in a wide range of projects he has built and managed.

Tom Bennett was presented as the Leed Estimator. He noted a lot of work was needed to meet the district's timeframe.

Kelsey Birkmeier of Banach, Banach & Cassidy Inc. reported on her role as the Bond Campaign Consultant for the Spence Brothers. She reported on having a 99% success rate for the first time vote and noted the Superintendent would be the primary point of contact to tape into

for community engagement and support. She stated her firm has a good relationship with Spence Brothers.

Bob Spence reported on several additional ways Spence Brothers work to complement Kelsey's efforts and promote community goodwill. He referenced their pre-bond schedule for maximum team buy-in and scope of work.

Bob Spence reported on the importance in getting a budget. He noted a number of meetings and visits were necessary to ensure everyone knows the design team and doesn't miss anything.

John Galnares indicated everyone has to work together quickly, prioritize work, make sure the numbers are as accurate as possible, and the work is completed on time.

Bob Spence indicated he would put a matrix together on the cost to renovate, consolidate, or complete the project as one.

Bob Spence reported on getting bid coverage and finding anyone who may want to get on the project early.

Bob Spence stated the company had not been involved in any litigation.

John Galnares reported on the need to understand the goal and price for installing items at different times of the season.

Upon inquiry from President Curtis, John Galnares reported on the scheduled meetings in the matrix of completion that outline the responsibilities of the pre-bond work.

John Galnares indicated they did not have any litigation, but in reference to a project in northern lower, everyone needs to understand what the end goal is and there is a different price to install items at different times of the season.

John Galnares indicated an early kick-off is critical to establishing a path to meet the district's end goals.

Upon inquiry, John Galnares indicated the architectural team is also held accountable as a team member.

President Curtis thanked Spence Brothers for their time.

### **6:35 p.m. Clark Construction Company**

Gary Steller, Vice President and Project Executive, reported on the firm's establishment and principals. He acknowledged its service to several industries and K-12 districts over 77 years. He noted the firm has more staff, but indicated it allows for lower construction costs in the end.

Gary Steller referenced the detailed preliminary schedule and stated it would be updated once the campaign service begins.

Gary Steller reported on the roles for the scope of work and reviewed the bond process.

Craig Froggett, Bond Campaign Specialist, reported on his involvement with the district's previous bond campaign. He noted his service on the LSSU Board of Trustees and his connection to the area.

Craig Froggett reported on the makeup of a campaign committee and how it functions.

Craig Froggett reported on Project Manager Austin Neyer and the firm's involvement with the MAC Building and Greenville Schools.

Austin Neyer, Project Manager, reported on the schematic design phase and the goal to keep everything moving on time and on budget. He stated the district would be provided with a closeout manual upon completion.

Fred Gagnier Project Director and Regional Manager reported on his experience in the area and formerly for the district. He reported on how the company works with contractors and the bid packages. He noted the firm has 17 estimators that take into consideration the market calculators to stay ahead of potential problems and not cut the scope of work from multiple areas.

Fred Gagnier reported the company holds reinstallation conferences for every scope of work. He confirmed they have not been involved with any litigation or claims.

President Curtis thanked Clark for its presentation and confirmed the Board would make a selection by Tuesday.

## **2. Architectural and Engineering Consultants**

### **7:20 IDI (Intergraded Designs Inc.)**

Dave Moore provided handouts and presented IDI from a school perspective. He noted the firm had worked with 120+ Michigan schools over 30 years.

Philip Niemi, Structural Engineer, reported on the firm's all encompass design team of Architects, Civil, Structural, Mechanical and Electrical Engineers.

Dave Moore reported on the pre-treasury timeframe and campaign materials needed for a June 5 treasury date. He reported on the firm currently working with St. Ignace Schools.

Dave Moore explained the areas of assistance the firm provides in helping the district meet its goals within the legal constraints of the bond language.

Philip Niemi confirmed there had not been any claims or litigations against the firm with its K-12 school clientele.

There were no questions for the firm.

President Curtis thanked IDI for its presentation.

The Board took a few minutes to review some of the firm's pamphlets and brochures.

### **7:50 p.m. Cornerstone Architects**

Tom Nemitz introduced Cornerstone Architects and reported on the work they had been involved with and locally.

Jamie Huber noted Tom Nemitz was the Principal and founder of Cornerstone for 36 years. She further introduced John Dancer as the Architect and Vice President since 1995, and Shannon Trumbley as the firm's Interior Designer.

John Dancer reported on a 3 phase timeline needed for a June 5 treasury date.

Phase 1 (March 6-April 2) – To review details and match to cost. The Facilities Committee steers the project.

Phase 2 (April 3-24) – For phasing, scheduling, and cost estimating. Meet with Thrun on the language.

Phase 3 (May 15-June) - Review architects' matrix of responsibility and define the community interaction tools for understanding and direction.

John Dancer reported there had not been any claims or litigations against the firm. He reported on the importance of communicating and looking at all situations in a level of fairness. He stated communication was key.

John Dancer presented a 3D animation on some of the green or environmental aspects that have been incorporated with some of their designs.

Upon inquiry from Superintendent Scott-Kronemeyer, John Dancer indicated the firm had reoriented the Grayling Middle School so every student came through the same entry, the building was more flexible, and the structural support was able to handle the snow load.

Upon inquiry from President Curtis, John Dancer reported on some additional green initiatives at Northwestern Michigan College, Long Lake Schools, North Michigan College, and Traverse City Schools.

## **8:20 c2ae**

Mandy Marsh, Structural Engineer, introduced the firm and indicated education was one of three markets they specialize in.

Tom McKercher, Project Manager, reported on how successful the company has been with community guided bonds.

Eric Rantanen, Leed Mechanical Engineer, reported on the roles of responsibility and accountability.

Darren Pionk, Civil Engineer, reported on several projects the firm has and is working on with the city. He noted several successful bond projects they had been involved with and stated the timeframe was aggressive but doable.

Eric Rantanen reported on the pre-bond timeline, the campaign, and the development of the millage language.

Eric Rantanen confirmed the firm did not have any litigation or claims against it.



Upon inquiry from Member Ribant, Eric Rantanen indicated approximately 35% of the firm's work was done in the education discipline.

President Curtis thanked the firm for their very informative presentation and to have a safe return.

176. **B. AUDIENCE PARTICIPATION**

There was none.

177. **III. BOARD GOVERNANCE AND BOARD POLICY ISSUES**

Kevin Kane, former Design and Construction Manager, reported he had listened to all of the presentations and the district needs a strong Construction Manager that can provide a good estimate for the project.

Discussion ensued on leveling the proposals for comparison, the length of time needed for design development, staffing availability, being politically positive, the time to get the maintenance work done compared to mechanical and electrical, and ground breaking and completion dates.

Superintendent Scott-Kronemeyer questioned the amount of time needed to firm up data to secure a treasury date.

Kevin Kane reported on the need to develop a steering committee and community groups to receive and distribute information. Superintendent Scott-Kronemeyer indicated work would start on that after the March 20 meeting.

Kevin Kane raised for discussion consideration for community members to tour the school buildings.

Superintendent Scott-Kronemeyer discussed the need for a main focus in terms of long term efficiency, space availability, enrollment, and educational advancement.

Kevin Kane reviewed previous district bond proposals and the need for architectural design to first estimate the costs.

Superintendent Scott-Kronemeyer reported she would circle back with Kevin Kane to help balance proposals with specific timelines and report back to the Board in the next update.

There were no other questions.

178. **IV. FUTURE PLANNING**

February 27, 2023 – Special Board Meeting – Middle School – 5:30 p.m.

March 20, 2023 – School Board Meeting – Middle School – 7:00 p.m.

April 10, 2023 – School Board Meeting – Middle School – 7:00 p.m.

179. **VI. ADJOURNMENT**

There being no further business to come before the Board at 9:05 p.m., it was moved by Member Galer, supported by Member Odbert, that the meeting be adjourned.

Yeas: Odbert, Curtis, Ribant, Pingatore, Galer

Nays: None

Absent: Dunton

Motion Carried.

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Christine M. Curtis, Board President

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Melissa S. Pingatore, Board Secretary

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Judy L. Sirk, Recording Secretary