

**Minutes of the NORTH ROYALTON BOARD OF EDUCATION Special Meeting**  
**Held May 17, 2017**  
**North Royalton Board of Education Conference Room**

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**SUMMARY**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. RESOLUTION 2017-155: FINALIZATION OF AGENDA
- V. DISCUSSION OF CONSTRUCTION PROJECT DELIVERY METHODS
- VI. ADDITIONAL BUSINESS
- VII. ANNOUNCEMENTS
- VIII. RESOLUTION 2017-156: MOTION TO ADJOURN

**I. CALL TO ORDER.** President Dr. Susan Clark called the regular meeting of the North Royalton Board of Education to order at 6:40 p.m., May 17, 2017, at the North Royalton Board of Education Conference Room.

**II. PLEDGE OF ALLEGIANCE.** President Dr. Susan Clark requested all present to join in the Pledge of Allegiance to the flag.

**III. ROLL CALL.** Present: President Dr. Susan Clark, Vice President Dr. John Kelly, Jackie Arendt, Heidi Dolezal, and Anne Reinkober. Also present were Superintendent Gregory Gurka, Treasurer Biagio Sidoti and Assistant Superintendent James Presot.

Mrs. Dolezal arrived at 6:45 p.m.

**IV. RESOLUTION 2017-155: FINALIZATION OF AGENDA.** Resolve the Board of Education approve the agenda as presented.

Moved by Kelly

Seconded by Reinkober

Voting Aye: Kelly, Reinkober, Arendt, Clark

Motion Carried

**V. DISCUSSION OF CONSTRUCTION PROJECT DELIVERY METHODS**

There was a discussion between board members, administration and David Riley of The Riley Law Firm regarding construction project delivery methods.

\*Attached is the discussion items sheet from Attorney David J. Riley, The Riley Law Firm.

**VI. ADDITIONAL BUSINESS**

**VII. ANNOUNCEMENTS**

PHNR Meeting	May 24, 2017	9:30 AM	NR Library
Recreation Board Meeting	May 30, 2017	6:00 PM	NR City Hall
Commencement	June 1, 2017	7:00 PM	State Theater
Regular Meeting/Work Session	June 8, 2017	6:30 PM	BOE Conference Room
Regular Meeting	June 12, 2017	7:00 PM	NRHS Community Room
Financial Advisory & Audit Mtg.	June 14, 2017	6:30 PM	BOE Conference Room
Regular Meeting	June 27, 2017	6:30 PM	BOE Conference Room

**VIII. RESOLUTION 2017-156: MOTION TO ADJOURN**

Motion to adjourn meeting at 8:04 p.m.

Moved by Kelly

Seconded by Arendt

Voting Aye: Kelly, Arendt, Dolezal, Reinkober, Clark

Motion Carried

ATTEST:

Biagio Sidoti  
TREASURER

Susan G. Clark  
BOARD PRESIDENT

June 12, 2017  
DATE

6-12-17  
DATE

**David J. Riley**  
The Riley Law Firm

**WHAT TO EXPECT WHEN YOU  
ARE EXPECTING A CONSTRUCTION PROJECT**

1. Architect Selection

It has been a long time since District sought proposals

**Best Practice:** at least solicit Statement of Qualifications and hold interviews if administration believes that will help select a firm.

2. Select Construction Delivery Method

Options:

**Low Bidder Options:** Low price wins

*General Contractor*

*Multiple Prime*

**Best Value Options:** Low price is a factor but qualitative factors (personnel, work plan) are weighed as well

*Construction Manager at Risk (CMR)* delivery option -- No Public Bidding – but public procurement

Request for Qualifications

Shortlist

Request for Proposals

*Design-Build Delivery Method*

District retains Criteria Architect

the CM and Architect come as a team to finish design and build project

Most School District are using CMR for similar projects but we may want to carve out some projects (e.g. middle school roof).

3. Design Assist- is a process to reach out to the market place for assistance with design (e.g. using a HVAC contractor to work with the mechanical engineer to finalize the design).

4. Owner's Agent/Representative-

Options:

If concern is physically attending meetings, walking site, Districts use a former school official.

If concern is regarding schedule, pricing, Districts use a third party construction entity.