RIDGEFIELD SCHOOL DISTRICT
unlimited possibilities

SUPERINTENDENT
DR NATHAN MCCANN

BOARD OF DIRECTORS
DISTRICT 1 EMILY ENQUIST
DISTRICT 2 JOSEPH VANCE
DISTRICT 3 BRETT JONES
DISTRICT 4 BECKY GREENWALD
DISTRICT 5 ZENIA BRINGHURST

SPECIAL MEETING OF THE BOARD OF DIRECTORS
Wednesday, July 28, 2021 ~ 8:00 a.m.
Superintendent's Office
Ridgefield Administrative & Civic Center – 510 Pioneer Street
Join Via Zoom

AGENDA

I. CALL TO ORDER
Our Purpose ~ Ridgefield School District aspires to be the state's premier district, leveraging strong community partnerships to provide each student personalized learning experiences, opportunities, and skills that ensure success and unlimited possibilities.
II. FLAG SALUTE
III. CHANGES OR ADDITIONS TO THE AGENDA – *Action*
IV. CONSENT AGENDA – *Action*
A. Approve Personnel Report
V. NEW BUSINESS – *Action*
A. Approve Award of Elementary School Phase 1 Early Site Work
B. Approve Wisdom Ridge Academy Tenant Improvements
VI. ADJOURNMENT

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Board Agenda Item

Agenda Item Number:	IV.A	Meeting Date:	07/28/21
Item:	Consent Agenda		
Submitted By:	Dr. Nathan McCann, Superintendent		
Will Be Presented By:	Dr. Nathan McCann, Superintendent		

A. Approve Personnel Report

Recommended Action:

Approve	Disapprove	Table	No Action Required
XXX			

Department Head:_____ Superintendent:_____

PERSONNEL ACTION

TO: Dr. Nathan McCann, Superintendent
FROM: Jodi Fontyn, Human Resources Coordinator
RE: Personnel Action

REVISED DATE: 07/26/2021
BOARD DATE: 07/28/2021

CERTIFIED/CLASSIFIED:

NAME	JOB TITLE	LOCATION	REASON
HIRE:			
Eric Gerdlund	Math Teacher	RHS	Vacancy
Emily Brabant	Band Teacher	RHS	Vacancy
REHIRE FROM LAYOFF:			
Amy Jensen	Paraprofessional Class II	ELC	Added Position
Rachael Miller	Paraprofessional Class II	VRMS	Vacancy
RELEASE FROM CONTRACT:			
Katherine Kelly	Special Education Teacher	RHS	Resignation
RESIGNATION/RETIREMENT:			
None			
SUPPLEMENTAL CONTRACTS:			
Kerri Upton	Special Education Teacher	RSD	Summer School

EXTRACURRICULAR:

NAME	JOB TITLE	LOCATION	REASON
HIRE:			
Ed Bate	Football	VRMS	Continuing
Tatsuya Kee	Assistant Girls Soccer	VRMS	Continuing
Megan Lacey	Head Cross Country	VRMS	Continuing
Chelsey Lensing	Assistant Cross Country	VRMS	Continuing
Melissa Maslyn	Head Girls Soccer	VRMS	Continuing
Jennifer Pash	Assistant Volleyball	VRMS	Continuing
Lauren Short	Assistant Volleyball	VRMS	Continuing
Bob Ball	Head Golf, Boys	RHS	Continuing
George Black	Assistant Football	RHS	Continuing
Sabrina Dobbs	Head Volleyball	RHS	Continuing
Steve Faulstick	Assistant Football .5	RHS	Continuing
Chelsea Harris	Assistant Cross Country	RHS	Continuing
Ron Homer	Assistant Cross Country	RHS	Continuing
Sarah Kaufman	Assistant Tennis, Boys	RHS	Continuing
Andrea Kropp	Head Tennis, Boys	RHS	Continuing
Jeff Lines	Assistant Golf, Boys	RHS	Continuing
Jeff Lukowiak	Head Soccer, Girls	RHS	Continuing
Benjamin Moore	Football, Team Manager	RHS	Continuing
Scott Rice	Head Football	RHS	Continuing
Steve Rinard	Assistant Football	RHS	Continuing
Angela Shields	Head Cross Country	RHS	Continuing
David Sowards	Assistant Football	RHS	Continuing
Sabin Suvalcu-Constantin	Assistant Soccer, Girls	RHS	Continuing
Anja Felton	Assistant Cheer Advisor	RHS	Continuing
Alyssa Tomillo	Head Cheer Advisor	RHS	Continuing
Ted Beyer	Head Weights & Conditioning	RHS	Continuing
Michelle Hamann	Speech/Debate Advisor	RHS	Continuing
David Jacobson	Knowledge Bowl Advisor	RHS	Continuing
Kim Simmons	Assistant Football	VRMS	Replacement
RESIGNATION:			
None			

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Board Agenda Item

Agenda Item Number:	VIII. A	Meeting Date:	07/28/21
Item:	Approve Award of Elementary School Phase 1 Early Site Work		
Submitted By:	Dr. Nathan McCann, Superintendent		
Will Be Presented By:	Dr. Nathan McCann, Superintendent		

A. Approve the Award of Elementary School Phase 1 Early Site Work

Recommended Action:

Approve	Disapprove	Table	No Action Required
XXX			

Department Head:_____ Superintendent:_____

Recommendation for Approval for Award of Elementary School Phase 1 Early Site Work

Rationale:
At the new elementary site on North 10th Avenue, it is recommended that while the building construction is pending passage of a bond, the district proceed now with early site work using impact fees. This will enable major grading and deeper utility work to be accomplished ahead of the winter and allow building construction to better leverage dryer spring and summer months for foundation installation and building erection.

Additional Information:
This scope of the work will be the first phase of the construction of the new elementary school and will include mass grading and rock placement for the building pad, parking lot, and surrounding areas (small retaining wall on one side). It will also include utility lines in those rock areas and full storm and erosion controls. The area will be cement treated much like the prior Sunset Ridge / View Ridge site due to normal soil conditions in the area and to best winterize the site. It will leave the site ready for a building contractor to mobilize on.

The work was formally advertised and formally bid. Seven contractors came to the non-mandatory walk thru and five contractors submitted bids as follows:

Company	Base Bid
AES	$ 1,800,000
Catworks Construction	$ 1,740,000
Colf Construction	$ 1,187,000
KKLA	$ 1,749,467
Midway Underground	$ 1,475,000

The budget was $ 2million.
The engineer's estimate was $1.9 million.
Colf Construction was the apparent low bid at $1,187,000.

Given there is a large delta between the low bidder and the next low, R&C Management performed a due diligence to determine the responsiveness of the bid and responsibility of the bidder. The bid was determined responsive. The bidder was determined responsible. While there is anecdotal evidence of administrative issues relating to this contractor, there are no obvious grounds for rejecting their bid. R&C Management Group and Robertson Engineering have committed to making all parties successful. As such, R&C Management Group recommends award.

Fund Source:
Impact Fees

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Board Agenda Item

Agenda Item Number:	VIII. B	Meeting Date:	07/28/21

Item: Approve Wisdom Ridge Academy Tenant Improvements

Submitted By: Dr. Nathan McCann, Superintendent

Will Be Presented By: Dr. Nathan McCann, Superintendent

B. Approve Wisdom Ridge Academy Tenant Improvements

Recommended Action:

Approve	Disapprove	Table	No Action Required
XXX			

Department Head:_____ Superintendent:_____

Recommendation for Approval for Award of Wisdom Ridge Interior Work

Rationale:
The district has leased a property at 5645 South 11th Street – approximately 10,000 sf of a 20,000 sf structure. The property is a shell (complete structure, skin, lights, and sprinkler) that requires interior fit and finish much like is accomplished in the retail industry. This will accommodate both the Wisdom Ridge program to support Distance learning and the Innovation Ridge program that supports the CAPS program. To best leverage schedule, metal framing was released early and is in progress. This scope is for the remainder of the construction.

Additional Information:
LSW Architects completed the design. The bid documents were formally and publicly advertised and bid. Five general contractors came to the non-mandatory walk thru (more were plan holders) but only two contractors submitted bids as follows:

Company	Base Bid
PacificTech Construction	$ 2,185,624
GSI Builders	$ 1,909,419

The budget was $ 750,000.
GSI Builders was the apparent low bid at $1,909,419.
A large surplus of extra construction work in the region is reducing general building competition and inflating pricing.

As the Base Bid well exceeds the established budget, it is recommended that a series of cost reduction discussions take place with the architect and apparent low bidder, GSI Builders, to establish whether an acceptable scope can be obtained at a price threshold no greater than $1,450,000.

Fund Source:
Capital Projects and Further Impact Fees
NOTE: The early site work bid came in approximately $813,000 below budget, also paid for with impact fees.

Recommendation:
The Board of Directors approves the district to enter into cost reduction negotiations with GSI Builders and to enter into contract if the combination of the base bid and cost reductions are at, or below, $1,450,000.

Board Meeting: July 28, 2021.

Recommendation:
The Board of Directors approves issuance of an Intent to Award to Colf Construction for the Elementary School Phase 1 Site Work Project and grants the Superintendent authority to enter into such contract on behalf of Ridgefield School District.

Board Meeting: July 28, 2021.