

**COCONINO COMMUNITY COLLEGE  
DISTRICT GOVERNING BOARD**

**SPECIAL MEETING**

**AUGUST 23, 2019**



**COCONINO COMMUNITY COLLEGE**

**MINUTES OF A SPECIAL MEETING  
OF THE  
DISTRICT GOVERNING BOARD  
AUGUST 23, 2019**

A Special Meeting of the Coconino Community College District Governing Board was held in the Board Room at the Lone Tree Campus at 2800 S. Lone Tree Road, Flagstaff, Arizona 86005. Board Chair, Ms. Patricia Garcia, called the meeting to order at 4:37 pm.

PRESENT: Patricia Garcia (conference call)  
Patrick Hurley (conference call)  
Marie Peoples (conference call)  
Joseph R. Smith (conference call)  
Nat White

ABSENT: None

Also Present: Dr. Colleen Smith, CCC President; Mr. Jeff Jones, Mr. Steve Peru, Ms. April Sandoval, Mr. Bobby Sedillo, and Mr. Kurt Stull.

Reports, summaries, background material, and other documents referred to in these minutes can be found in the August 23, 2019 documents file.

**Follow Up**

- None

**A. ACTION ITEM**

**Job Order Costing Contract - Mr. Bobby Sedillo**

Mr. Bobby Sedillo presented this action item and talked about the process used for selecting Job Order Contracting, the selection of Caliente Construction, and the references he received for Caliente Construction. Most of the educational institutions in Arizona have moved towards this method of contracting because of issues they have experienced with contracts that were put out to bid. Funds for this project are available due to a generous donation from the Del E. Webb Foundation.

The College was able to select job order contracting and move towards awarding a contract through the SAVE Cooperative by using a bid process completed by Maricopa Community Colleges that awarded a similar contract to Caliente Construction. As part of the pre-bid process, three bids were solicited from each trade and Caliente Construction selected as many local contractors for the contract as possible.

Questions related to this contract included how many subcontractors were local and whether or not they had worked with the College before; specific issues Mr. Hurley has experienced with the contractor; and the Board's understanding of how this contract was going to be awarded.

Dr. Nat White stated that he was quite satisfied with the recommendation, He appreciated the College using as many local subcontractors as possible and the cost savings the contract would afford the College.

Mr. Patrick Hurley shared knowledge he had of the contractor that might negatively impact the College. He has been an owner's representative on a project where the client was dissatisfied with Caliente Construction and mentioned other issues he has observed.

Mr. Jeff Jones mentioned that the College's construction management faculty have been very involved in the project and that Caliente Construction is encouraging them to be involved with the entire process.

There is also a concern with not completing the project in time if the contract were to be put out to bid as the College has only been able to secure alternate space for classes for Fall 2019.

Mr. Patrick Hurley asked that someone be assigned to this project and given specific guidelines for reporting issues. Mr. Kurt Stull, Mr. Bobby Sedillo, Mr. Jeff Jones, and Mr. Ken Myers have been involved in the project from the beginning and will continue to be very involved in monitoring the project and correcting any deficiencies. Weekly meetings have been planned with Caliente Construction as well. Mr. Jeff Jones, in consultation with Mr. Kurt Stull, will outline more specifics for faculty to use in managing the project.

Dr. Colleen Smith thanked Mr. Patrick Hurley for his due diligence as a Board Member and for bringing these issues forward for consideration. She also thanked the College staff members who have worked so hard to address these concerns.

Mr. Joseph Smith appreciated the tough questions being asked and the answers provided. Dr. Marie Peoples had no comments.

Ms. Patricia Garcia thanked Mr. Sedillo and everyone involved in the project for their work. She also expressed a concern that this is a big contract for the College. Ms. Garcia has a high level of discomfort in awarding the contract to a Tempe firm without allowing local companies an opportunity to bid on the contract. The inclusion of local sub-contractors in the process does not alleviate this concern for Ms. Garcia.

Mr. Sedillo had concerns that with the amount of construction happening in Flagstaff, most of the local firms are not available for this project. If the College were to go out to bid for this project, we could only accept the low bidder on the project and would not be able to make any concessions for local firms. He believes he has more control over the use of sub-contractors and with using local sub-contractors with job order costing than with a hard bid.

Ms. Patricia Garcia also expressed concern with the substance and content of the contract, but she has faith in the College employees who have been involved with the construction process.

Mr. Patrick Hurley is in favor of the project and moving forward but has no faith that Caliente Construction will be easy to work with or stay on schedule.

The Board asked about the decision to complete the construction in one year when the grant funds will be paid out over three years. Ms. Jami Van Ess suggested this option because the College has sufficient cash flow to cover these costs and it will result in lower construction costs overall.

Mr. Patrick Hurley expressed additional concerns about the bid received for construction and asked questions about how the bidding process was completed.

Mr. Sedillo recommended that the District Governing Board adopt a motion to approve the award of the College's Job Order Contract to Caliente Construction for \$729,000.00 through the utilization of the Maricopa Community College's competitive bid process and authorize the College President to approve a purchase order to cover construction costs.

Dr. Nat White made a motion to accept the recommendation, to award the contract to Caliente Construction, and to authorize the College President to approve a purchase order to cover construction costs. Dr. Marie Peoples seconded the motion.

Dr. Nat White amended his motion to direct the President to award the construction contract to Caliente Construction, authorize the President to sign the contract after it is reviewed by legal counsel, and authorize the President to approve a purchase order for construction costs. Dr. Peoples seconded the amendment, and the motion was approved (Dr. Peoples, Mr. Smith, Dr. White voting in favor and Ms. Garcia and Mr. Hurley voting no).

Mr. Patrick Hurley and Ms. Patricia Garcia both expressed their appreciation for the commitment and work of the College staff members involved in this process.

ADJOURNMENT: Mr. Patrick Hurley made a motion to adjourn the meeting at 5:14 pm. The motion was seconded by Dr. Marie Peoples and unanimously approved.

**MINUTES PREPARED BY:**

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Ms. April Sandoval  
Board Recorder

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Dr. Marie Peoples  
Vice Chair/Secretary of the Board

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Ms. Patricia Garcia  
Board Chair