

Arapahoe Public School
Board of Education – Regular Meeting
School Library
March 13th, 2017 7:00 pm

President Dennis Roskop called the meeting to order at 7:00 pm.

President Dennis Roskop announced that the Arapahoe Board of Education follows the rules of the Open Meetings Act which is posted.

The following members were present: Dan Warner, Chad Carpenter, Dennis Roskop and Lisa Anderson.

The following member(s) were absent: Rod Whipple.

Also present was Dr. George Griffith, Superintendent, Bob Braithwait, Principal and Cassie Hilker, Board Secretary. Visitors were present.

A motion was made by Anderson and seconded by Carpenter to excuse the absence of Rod Whipple. AYES: Carpenter, Roskop, Anderson and Warner. Motion carried 4-0.

A motion was made by Warner and seconded by Anderson to approve the agenda as presented. AYES: Roskop, Anderson, Warner and Carpenter. Motion carried 4-0.

President Roskop welcomed the visitors and asked for Public Comment. Kaylee Odell, Keziah Goshert and Danielle Eidson were attending the meeting to meet their freshman requirements. TJ Schirmer, Tim Ripp and Kara Hinrichs from Clark Enersen went on to present a PowerPoint update to the board. The overall plan includes converting the media center back to the ag shop, new kitchen, new commons and cafeteria area, new elementary wing, new gym and a new administration area with a secure entry. Safety and security was one of the biggest items during the community events. This will allow you to lock down the facility during the day and allow entry in only one location for visitors. Before and after school you could open up more doors. There is an athletic event entry area. A new media center with distance learning classrooms, new art room, converting the small gym into a weight room and locker rooms. Tim broke down the new elementary wing. The new 5th/6th grade science room has sinks and casework along the walls. The remaining classrooms are set up similarly with casework along the corridor, sink, wardrobe cabinet and cubbies internal to the classroom so there will be no lockers in the hallways. The rooms are in the 850 square foot range, some are a bit bigger with closer to 1,000 square feet. The kindergarten room has restroom in the classroom, casework and cubbies. The kindergarten room will also be hardened for a storm shelter space. Mechanical rooms on each side of the corridor so that the furnaces and ductwork can run straight down. Restrooms, data room and a family restroom space off the gymnasium/commons area. The elementary area can be locked down for event days, but will still allow for restroom access for the activities. The administration area will have a vestibule for visitors to come in, but the other set of doors into the school will be locked. Visitors will have to come in through the office, past a reception point. They are planning to move the records room to increase the size of the conference room. The conference room has access off the main circulation corridor, as well as the administrative area. A teacher work room area that includes two unisex restrooms and a mother's room, teacher work area that has more of a break function on the west side and a work room function on the east side, a connecting door to the media center, a conference space and a guidance space. A circulation area in the media center similar to what we have today, space for the shelves and a classroom set up in that space. A Distance Learning room, general purpose classroom, mechanical room and art kiln and storage. The next area is the renovation of the existing elementary to the high school. We are looking at the addition of fire sprinkler to the entire building, fire alarm upgrades. The six classrooms to the north will have the casework replaced to a high school height. Now there is a restroom grouping on each side of the entry doors. That connector point will be slid up through a restroom to create a new restroom grouping for that wing. The two classrooms to the west are very similar to the other six; modifications will be limited compared to other spaces. The Family Consumer Science room will have kitchenettes around the south and east side, storage room, sewing spaces, general purpose teaching space. Social studies and math identified the need for at least one larger room. The larger classroom in the southeast corner will have the small restroom removed to allow for more space. Convert the existing science classroom and two other classrooms into Physical Science and Biology classrooms with a prep area in between. Biology is similar to the set up of the 5th/6th grade science room. The teacher preferred to have casework and sinks along the wall. For physical science, we are relocating the casework that you have in your existing building to this room so you have more of a lab and classroom function in one room. We are planning to re-use the fume hood. The existing small gym will be converted into a weight room and a boys and girls locker room. The existing kitchen wall needs to stay as a bearing wall. Gutting the kitchen and kitchen storage area, re-establishing a PE storage room, a closet for the stage/music/lighting equipment. Locker room and restroom accommodations for male and female coaches, a locker area with a restroom/shower area adjacent to it. We need to visit more about if the sink needs to be in the restroom area and add more lockers. Establishing a training room on the east end of that block. Your athletic functions will be pretty much dominated in this area. The existing wrestling room stays and not much improvement with the existing locker rooms. We need to do an inventory of the existing weight equipment and what you want to have in the

future. Preschool and Life Skills stays in the same location, but will add a sink and some case work in the preschool room. There is a connector corridor around the east side of the existing band room, so on game night players can come out of the gym and not go through the commons area. We are looking at a pre-engineered metal building which has been a discussion point. Gable roof on the elementary wing, looking at a shed roof over the gym box, as well as the commons area. The site doesn't have a lot of storm sewer so we are trying to direct as much water to the south as we can. Post and beam frame entrances. TJ said that they have had discussions with school staff and local contractors regarding the mechanical aspects of the project. The existing systems were changed to electric heat backup at some point, but we believe it would be more cost effective to have gas backup for these systems. The systems were first selected based on cost and local serviceability. There are rooftop units for the gyms, commons area and kitchen. Those units need to be accessible. We have energy recovery units that bring in outside air and they use exhaust from the building to pre-condition that outside air. They pay back quickly. We are required by code to bring in a certain amount of outside air. We have a web-based energy management system. Hot water heaters will be gas. Currently, you have two separate electrical services, which is technically a code violation because when emergency providers come to the building they want to be able to shut down electrical service at one point. We will bring in a new electrical service to serve the entire building and will then back feed both of those other services. Lighting will be LED, which is shown to pay back in two years and has a very long life. We won't be touching much of the lighting in the existing buildings. Due to the Nebraska Energy Code, we are required to provide occupancy sensors in individual spaces. This will provide some time of day control in common spaces, which means there will be an automatic nighttime shut off of lights that will be programmable so that you can set it to whatever you want. We have met with both ESU's that service your District and discussed the telecommunications cabling. We are going to be specifying category 6a telecommunications cabling, which is the fastest speed of cabling available right now. We will provide a wireless access point in each classroom, plus some others in common areas. We will provide cabling in the classrooms for a phone, a desk and a projector. We will provide cabling for cameras. It is more cost effective for the District to purchase the cameras at the completion of the project due to advances in technology. Through discussions with staff, there is not a separate intercom system; it is handled through the phone system so we will be finding a phone system for intercom. There is no master clock system, so there will also not be one in the new building. Typical classroom electrical layout includes a phone outlet behind the door in the case of an intruder. The teacher would be able to talk on the phone away from the door. In order for us to complete our foundation designs in the most economical way, we need loads from the pre-manufactured building manufacturer. But, that has to be bid prior to us having that information. Dr. Griffith has come up with a solution for us to get those loads in the next couple of weeks. Right now to get all of the drawings assembled, we are looking at mid-April and should start construction this summer. We use a 3-D program that allows us to really get in and see what each room will look like. We brought Kara Hinrichs out with us today, she is an interior designer. She met with the Building and Grounds Committee on interior finishes. If anyone has any questions, please filter them through Dr. Griffith and we would be happy to get you anything you need.

REPORTS

Braithwait attended an After School Workshop in North Platte on March 1st. This was very helpful, good networking and got some ideas. Our students will be competing in Inter-High Day on March 15th. Community Speech night and the Pop's Concert were both excellent. We have some very talented kids. Science Olympiads are competing in Ogallala today, we won't have the results until tomorrow. Mrs. Hoefs thought the kids did very well. 5th and 6th grade Spring Concert is this Thursday. Friday we will be decorating for prom. Prom is on Saturday with the Promenade at 6:00 pm and the dinner/dance following until 11:00 pm. Post Prom will start in the gym at 11:30 pm and run until 2:30 am. RPAC Instrumental will be in Cambridge on the 20th. Clinics are all day and the concert is that night at 7:00 pm. It is worth the trip. On Wednesday, March 22nd, we have our external visitation for school improvement. We have people come in from all over the state, they meet throughout the day with people and will meet at the end of the day to let us know what we are doing well and what we can improve on. Nebraska Western Choir will be here to perform for our students on March 31st. Two alumni are in the choir, Brenden Lee and Pedro Guitierrez. They have talked about doing something that evening too. We are starting our field trips for the elementary classes. All seniors are working hard to get requirements completed before graduation. I don't have any concerns right now. NESAs begins this month and runs until May 3rd. The 4th quarter begins today. Another young lady came in to attend.

Jasmine Larson stated that she was here to complete her freshman requirement.

Dr. Griffith reported that he has been visiting with Mrs. Bahe and Mrs. Breinig about the vo-ag course options that align with career/technical education. This past weekend we sent out 42 backpacks with food for students in K-4 as part of the APS Backpacks for kids program. The funding for this comes from community donations. The Advisory Council met for the second time on Wednesday, March 8th and discussed the building project and future course options for CETE. The Pop's Concert was a blast, so much that I set up a school twitter account and posted some of the pictures I took. On Thursday afternoon, I held an assembly for grades 6-12 on the progress and design of the building. Cindy Huxoll and I attended a safety-training workshop put on by Perry Law Firm and we need to do some additional things to meet the state requirements. The key thing is to use common language. We also will need to redo our safety plan to a Standard Response Plan. Anderson commented that the backpack program is K-4. Dr. Griffith responded that it is only K-4 because of the limited funds. I am meeting Thursday with some of the local church groups about storing the food,

preparing the backpacks. Braithwait stated that the funding comes at the beginning of the school year. There may be some additional funding available to make it more school-wide. We are on the list at the Food Bank in Kearney and they would help do about 16 weeks, which will be beneficial.

Board Member Reports: None.

Board Committee Reports: Roskop reported that the Finance Committee met and reviewed expenditures. The quarterly bill from the ESU was received. Roskop reported that the Building and Grounds Committee met and went over some of the materials and working through the plans to get them on to the next step, final drawings. Roskop reported that the Board Member Interview Committee met with both applicants on Thursday. First of all, I would like to thank Brad Schutz and Chad Deisley for applying for the position. We appreciate what both of the applicants offer. The recommendation of the committee is for Brad Schutz to be the member that we encourage. Primarily, the experience that he would be bringing to the board was extremely beneficial and the separating factor between the two applicants.

ACTION ITEMS

A motion was made by Anderson and seconded by Warner to approve the Consent Agenda as presented, which included minutes from previous meeting and financial reports. AYES: Anderson, Warner, Carpenter and Roskop. Motion carried 4-0.

A motion was made by Warner and seconded by Carpenter to approve claims including the General Fund, Lunch Fund and Building Fund totaling \$490,446.36. AYES: Warner, Carpenter, Roskop and Anderson. Motion carried 4-0.

Dr. Griffith stated that one item needed to get the foundation designed in the most cost effective way is to get a load study done prior to going out for bids and using that as part of the specifications. I was given two prices one was \$15,000 and one was \$12,806 through Nucor. I would recommend we get that study completed. Nucor would conduct the load study and is also the supplier for Hausmann. The load study would give us the specific parameters that must be met to obtain bids on the pre-manufactured building. Warner asked if the footing and foundation design would offset the cost of this study. Griffith responded that it would, without the study additional work would need to be done. If Hausmann happens to get the lowest bid for the building, the \$12,806 would be knocked off the price. Anderson asked who we get the other bids from for the building. Griffith responded that they would have to go through the bid process, Hausmann and Clark Enersen would present the specifications at a pre-bid meeting and manufacturers can then decide to bid on the project. They provide 2-3 weeks for them to submit a proposal. Hausmann would then make a recommendation and the board makes the final decision. Warner asked about the schedule implications. Griffith responded that they will stay relatively on schedule, but if we don't do this they will have to make a bigger foundation which may not offset the cost. There is always the possibility that the lowest bid would result in a change order, which could delay the project. A motion was made by Warner and seconded by Carpenter to conduct a load study done by Nucor. AYES: Carpenter, Roskop, Anderson and Warner. Motion carried 4-0.

Dr. Griffith reviewed the calendar with John Paulsen and there are no conflicts. Based upon the most recent timeline for the building project, the elementary wing won't be available until August 2018 so there was no need to adjust the calendar for that reason. A motion was made by Anderson and seconded by Warner to approve the 2017-2018 Calendar as presented. AYES: Roskop, Anderson, Warner and Carpenter. Motion carried 4-0.

Dr. Griffith asked for any changes to the board goals that were established last year. Roskop stated that these are the goals that were created when hiring Dr. Griffith. It is very important that we review these periodically. Dr. Griffith did create a twitter account. A motion was made by Carpenter and seconded by Anderson to approve the board goals as presented. AYES: Anderson, Warner, Carpenter and Roskop. Motion carried 4-0.

Roskop reported that the Negotiations Committee met to discuss Mr. Braithwait's contract.

Dr. Griffith provided the changes to the contract. The changes included were salary and length of contract on page 1, professional development and attendance at a National Conference on a bi-annual basis with permission from the Superintendent on page 2, and dates on page 4. A motion was made by Warner and seconded by Carpenter to approve the principal's contract as presented. AYES: Warner, Carpenter, Roskop and Anderson. Motion carried 4-0.

Roskop re-stated that both candidates were interviewed and wanted to thank both of them for taking the time to complete the application and their willingness to do it. Our recommendation is Brad Schutz. Brad excused himself from the meeting so the board could continue their discussion. Warner stated that he would follow the recommendation of the committee. Roskop stated Brad brings a lot the same things that Kelly did. Roskop will continue to encourage Chad to pursue a position on the board. The differentiating factor between the two was simply experience. A motion was made by Carpenter and seconded by Anderson to appoint Brad Schutz to the board. AYES: Carpenter, Roskop, Anderson and Warner. Motion carried 4-0.

Roskop will review all of the statutes and make sure Brad gets appointed appropriately. We will get him involved and up to speed as quickly as possible.

DISCUSSION ITEMS

Public Comment – Terry Haussler asked if Hausmann is putting bids in on the building. Roskop responded that Hausmann themselves are not. Nucor is a company that works with Hausmann Construction. We are conducting a load study that will be specific to the metal building so that we can complete the drawings. When it comes to bids, they will have to meet the specifications of that load study. Haussler asked if the risk management team is also allowed to put bids in. Roskop responded that they can, but they do have to put them in a day early. The school and Hausmann will open all of the bids. Haussler asked if it was a conflict of interest. Roskop responded that it was not. They have the right to bid it like anyone else. Haussler asked how they can do that since they are the risk managers, can they be trusted since they are the ones looking over the project. Griffith responded that since they turn their bids in early there isn't any chance of them seeing the other bids before-hand. Haussler responded that they are overlooking their own building. Roskop stated that if we hadn't hired a construction manager to oversee the project, we would be the ones doing that. At least we have a group of people that we can have answer to what is going on. Haussler understands having a construction manager, but does not see how they can be allowed to bid, they should be overlooking the costs. Roskop questioned that if they are the lowest bid, we shouldn't look at them. Jerry Hoffman commented that they shouldn't be allowed to bid. How are they ever going to find fault with the work they are doing if they are the ones inspecting it. Griffith responded that they are required to have external inspectors, the inspection part of it is done by an outside group. There is a process for a separate, independent inspector. Haussler asked who pays the independent inspector. Griffith responded that it comes through part of the fees for the construction manager or our soft costs. Haussler thought that is what the construction manager was getting paid for as risk management. Griffith responded that construction manager is to make sure that all of the sub-contractors are doing what they are supposed to be doing, collecting bids to make sure all of the specifications are correct, and if there is an issue with the project they can supply their own employee's at their cost. Warner stated that their portion of at risk is if we do not change the scope of the project it is at their cost. The risk that they are taking is to make sure that it comes in on approved construction costs and on that timeline. It wouldn't have been any different if they would have chosen another construction management company, they would have bid on certain phases of the project. They are at risk and they do oversee anything that the sub-contractor does. Craig Hilker stated that all of these places are all tied in together. Warner stated that Hausmann Construction is a Nucor pre-engineered building dealer. Sampson may be a Chief dealer. All of those construction firms are a dealer for different pre-engineered buildings, which is why it becomes a Nucor load study because Hausmann can do it in-house. The engineers can then design the footing and foundation cost and the building will be bid to any and every dealer. Griffith did a lot of checking with legal counsel. Schutz inquired about if you were locking yourself into this particular company since they are doing the study. When the bids go out, will other companies even be able to meet the requirements. Griffith responded that is the risk we have, but the key thing is to save as much money as we can on the foundation. What they wanted us to do initially is approve the building without the bidding process. But, after spending a lot of time with the attorney's and got the best direction to ensure saving money by going through the bid process. They may be the only bidders because of the load study, but I can't think that other metal building companies can't meet the requirements. The biggest difference in the buildings as far as load goes is the angle of the support beams off the main beams. Sharper angles will put more load on it, the less angle the less load, which is something that can be adjusted with a company to get the loads to where they need to be. Hoffman asked if they had checked with other potential bidders to see how they feel about the direction of this load study so that you don't eliminate the other bidders. Griffith stated that he had not. The other option is to make a heavier foundation to open it up to more bids, but that opens up the possibility for a change order to meet the low bid. Changes would need to be made to the foundation after it is done to meet those loads, which would result in an additional cost separate and above the bond cost. Hoffman asked if they were ever informed or forewarned about. Griffith responded that he had not. Hoffman stated that this basic plan had been worked around for months. Warner stated that came about in trying to get costs down by choosing a pre-engineered building. In order to keep our costs down with a pre-engineered metal building that brings on different footings and foundations. That is how it was presented to the building and grounds committee. Then they wanted us to approve the Nucor building, which we could not do. Griffith stated that part of the reason for the short notice was due to going through the selection process for the construction manager at risk again. The contract just got done about 4 weeks ago. If we were able to start in December, we would have been able to complete the entire bid process. Another item we need to look at is getting it done within the timeframe expected otherwise there will be additional interest. It is frustrating. Haussler asked if they thought there would be more than one bid. Roskop and Griffith responded that they hoped there would be multiple bids, but cannot begin to guess. Haussler stated again that he thought it would be a conflict of interest.

Dr. Griffith visited with Mr. Paulsen about streaming events. There are two the Stir and the Cube. The Cube doesn't cost anything but may not be the best quality. The Stir provides training and setup but they cost \$2,400. We may want to start with the Cube to get familiar with the process. Braithwait agreed that going with the Cube would be best since we will be moving into a new building.

Dr. Griffith would like to work with the Finance Committee in the next week or so to review the budget for the year and what they want to look at for the following year.

Dr. Griffith checked on establishing a program for basketball skills for the younger kids prior to school starting between 7:30 and 8 starting in the fall. He visited with Mr. Strand and we feel that doing it for a four-week period to see how it works and to see how the students interact before we move forward. Anderson stated that a parent has taken the initiative to work with kids on Sundays. Braithwait stated that the parent is also working with both coaches.

Braithwait has a better feel for the program and what direction he wants it to go once we get the facilities to have it in. Currently, we don't have any place to house them. I would assume that we would have quite a few participate. In the meantime, I will keep attending those meetings.

Regular Board Meeting, Monday, April 10th, 2017 at 7:00 pm in the Arapahoe Public School Library.

A motion was made by Warner and seconded by Carpenter to adjourn the meeting at 8:18 pm. AYES: Roskop, Anderson, Warner and Carpenter. Motion carried 4-0.

Respectfully submitted,
Cassie Hilker, Board Secretary