

Arapahoe Public School  
Board of Education – Special Meeting  
School Library  
March 8th, 2017 7:30 am

President Dennis Roskop called the meeting to order at 7:30 am.

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, Rod Whipple, Dennis Roskop and Lisa Anderson.

The following member(s) were absent: None.

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

A motion was made by Whipple and seconded by Anderson to approve the agenda as presented. AYES: Carpenter, Whipple, Roskop, Anderson and Warner. Motion carried 5-0.

President Roskop welcomed the visitors and asked for Public Comment – None.

### **ACTION ITEMS**

President Roskop and Dr. Griffith turned the meeting over to TJ Schirmer & Tim Ripp from The Clark Enersen Partners and Jesse Volpp from Hausmann Construction who were joining the meeting via phone. Jesse Volpp met last week and went over the budget on a high level and looked for ways to create efficiencies and the pre-engineered metal building was a building solution that was contemplated pre-bond due to its cost effectiveness. The building configuration and square footage has changed from the bond vote to today. In trying to maximize cost savings, one solution was to get the pre-engineered metal building released so that Clark Enersen can finalize the footing and foundation design and release the materials for design and fabrication. Once the footings are done this spring, the metal building is there and ready to erect. We are hearing from Nucor and other pre-engineered metal building manufacturers that there is a 16 week lead time. Hausmann and Dr. Griffith have been in contact with Derek Aldridge from Perry Law Firm. Hausmann's general counsel is in agreement that the owner contract, A133, does speak to the requirements of the bidding process. This would mean that all sub-contracts need to go through a bidding process, with no less than three bidders, evaluation on cost and quality and best value. There is also language about the inherent benefit to the project and getting away from that bidding process. Hausmann is in agreement with Derek Aldridge of Perry Law Firm that the contract does state that all work shall be bid out, but when there is benefit to the District there are ways around that. The Building Committee met last week and were in agreement on Option 2, which extended the gym box two bays to the west allowing for a cleaner roof line to prohibit water issues in the future. The cost is comparable to a number of similar projects we have done recently. The cost ranges anywhere from \$18 per square foot up to \$26 per square foot. Currently, Arapahoe's pre-engineered metal building expansion is estimated at \$19.35 per square foot. Hausmann believes that there is inherent value in releasing Nucor to finalize their design and Clark Enersen can finalize their footings and foundations. Then we can get the building fabricated and delivered this summer and not any additional cost or timing to the project. Dr. Griffith has not heard anything yet from Derek Aldridge with Perry Law Firm regarding this discussion. Jesse stated that Hausmann's general counsel reached out to Derek and Derek re-iterated that there is language in the A133 contract that speaks to the bidding process and Hausmann agrees with that. However, there is also language in that saying that when there is a benefit to the District they can move away from the bidding process. TJ and Tim with Clark Enersen inquired about what the \$19.35 cost per square foot included. Jesse responded that it is only the cost of the building itself and insulation, everything from the pre-engineered metal building supplier. TJ stated that in order for Clark Enersen to design the footings and foundations they need the load requirements of the pre-engineered metal building. One alternative is to take an educated guess of the footing size, but we will be conservative and it would probably add some cost. Or if it is decided that this has to be bid out, it could put us back anywhere from two to six weeks to get the bids and finalize the drawings and then at that time it becomes a scheduling issue. It would probably be at the end of April before the footings are designed and finalized. Warner asked Hausmann the square footage of the enlarged building. Jesse stated that the square footage is 37,906 square feet and is taking into account the additional 2,444 square feet that was added with Option 2 by extending two bays to the west. This saved approximately \$22,000 by going to the pre-engineered metal building versus a post and beam construction above that west entrance. Warner asked if Clark Enersen's overly conservative footings and foundation would cost more than \$51,000. Clark Enersen responded that it wouldn't take long to get to \$50,000. Warner was pointing out that the cost of doing it conservatively would be eaten up very quickly. Clark Enersen asked Hausmann when loads would be available from Nucor. Jesse said that Nucor has already sent over the preliminary information, the final loads are still holding strong to six weeks as a worst case and two weeks as a best case. Jesse went on to say that the design has expanded from the pre-bond budget and program. If this is not the route then another cost savings needs to be found, 4,000 square feet has been added to the project. Our goal is that everything that is on the plan today is within the pre-bond budget and right now it's blown based on the additional square footage. We are just trying to figure

out ways to get everything that the District wants for the budget that was voted on, which was \$11.7 million in construction costs. TJ asked about the length of the bidding process. Jesse stated that two weeks is the absolute minimum, we typically allow three weeks. TJ responded that bids would be collected April 5<sup>th</sup>, get loads by the April 26<sup>th</sup>, we are probably looking at making steps to get the footings out and then you have to bid those. If the project has to be bid out, then I suggest we just design the footings for the pre-manufactured building we are going to get and not over-size the footings. Dr. Griffith's visits with Perry Law are stating that we have to go through the bid process. Anything that gets decided today would have to be based on a statement from our attorney's saying that it can be done because they are the ones that have to defend us. He has been continuously checking his email and has not received a response from Perry Law. Clark Enersen is feeling the pressure to get drawings completed and finalized in the next several weeks. They will be attending the next regular board meeting to update the entire board on the project. Anderson stated that the way she understands it Hausmann has a relationship with Nucor. Griffith stated that Hausmann is a dealer for Nucor. Roskop has no issues with the Nucor part of it, but would like the information from the attorney before moving forward. Warner reported that at last week's building committee meeting, the difference is the initial building was a smaller box with a lean-to roof on it. The efficiency was to make that box bigger so that the roof line is all the same. The gym itself will be no bigger, but the hallways, cafeteria, things like that to the west will all be under the same roof line. This changes the footings, foundations, and load because of the size of the building. Griffith asked Jesse if it was possible to pay to get the load information calculated to aid in getting the foundation designed and then we use that to send out for bid and if they don't meet that specification, we can't use it. Jesse responded that the information would be so unique to each builder, thus the invitation to bid would be that it must be a Nucor building. The loads are manufacturer specific; they each have their own configuration. Pre-engineered building is the most cost effective solution for the District to get the project it wants and Clark Enersen needs the pre-engineered metal building design to finalize their drawings. Tim with Clark Enersen stated that getting preliminary loads on a pre-engineered metal building are like night and day compared to the final load information. So, until they do the final design we can't trust the loads we are given. Tim questioned if we need to look at cutting down square footage to get the project back to a closer range pre-bond. We could cut down from 10 foot corridors to 8 foot, but we need to keep moving forward in some manner. We just need to figure out the best, legal way to move forward. Warner doesn't think we can move forward without the bid process or approval from our attorney and doesn't feel comfortable moving forward at this point without that. Dr. Griffith recommends not doing anything without attorney approval. TJ stated that we might be slipping back a week or two on the schedule, but we have to get it right. It was agreed to table the topic of the pre-engineered metal building until Monday's regular board meeting.

Dr. Griffith stated that everything he is reading in the contract talks about going through the bid process.

Roskop asked Dr. Griffith to get times the board member applicants would be available for an interview. He also recommended that the applicants be interviewed via a committee versus at a special board meeting. Dr. Griffith reported that Brad Schutz is available Thursday morning or around lunch time on Thursday, but could make anything work. Chad Deisley is available Thursday evening around 7 or 7:30 pm or Friday after 4:00 pm. Roskop asked the board's opinion on interviewing the applicants by committee or by the whole board. The board decided to establish a committee to interview the applicants. Dennis Roskop, Rod Whipple and Lisa Anderson volunteered to be on the Interview Committee. They decided to interview Brad Schutz at 7:30 am, Thursday, March 9<sup>th</sup> and Chad Deisley at 7:00 pm, Thursday, March 9<sup>th</sup>. The Interview Committee will put together some questions to ask each applicant and will bring a recommendation to the board on Monday, March 13<sup>th</sup>.

A motion was made by Warner and seconded by Whipple to approve the Interview Committee of Dennis Roskop, Rod Whipple and Lisa Anderson for the board member applicant interview process. AYES: Whipple, Roskop, Anderson, Warner and Carpenter. Motion carried 5-0.

## **DISCUSSION ITEMS**

Public Comment - None.

Regular Board Meeting, Monday, March 13<sup>th</sup>, 2017 at 7:00 pm in the Arapahoe Public School Library.

A motion was made by Whipple and seconded by Carpenter to adjourn the meeting at 8:27 am. AYES: Roskop, Anderson, Warner, Carpenter and Whipple. Motion carried 5-0.

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Respectfully submitted,  
Cassie Hilker, Board Secretary