

Arapahoe Public School
Board of Education – Special Meeting
School Library
April 17th, 2017 7:00 pm

President Dennis Roskop called the meeting to order at 7:08 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: Chad Carpenter, Rod Whipple, Dennis Roskop, Brad Schutz 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 Anderson and seconded by Whipple to approve the agenda as presented. AYES: Carpenter, Whipple, Roskop, Schutz and Anderson. Motion carried 5-0.

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

REPORTS

Board Member Reports – None.

Board Committee Reports – Carpenter reported that the Transportation Committee met. They decided to repair the 2003 bus. Dr. Griffith is preparing a rotation schedule because we are going to have to replace some buses. Dr. Griffith stated that his rotation schedule would be done by year and mileage. A 20 year maximum is what is recommended on buses. It is cheaper to replace the front-end of the 2003 bus than the cost of purchasing a replacement bus. Whipple commented that some extra duties would be assigned to the drivers. Griffith agreed and informed the board that a pre- and post-trip inspection checklist would be implemented for the drivers to complete. He believes this is already being done, but this will be an added check. Carpenter added that this would aid in finding issues before they get out of hand. Schutz asked if Carpenter's were assigned to maintaining the buses. Carpenter responded that they are usually inspected when the oil is changed. But, he and Dr. Griffith are talking about setting up a routine check where they grease the buses and check them over. But if the drivers are doing the pre- and post-trip inspection they would catch the problems before they became too serious. Dr. Griffith stated that with a CDL it is their obligation to perform a walk-around because they are in charge of the vehicle once they pre-inspect it and drive it.

Dr. Griffith informed the board that he has requested the powerpoint presentation from last week's meeting again and will email that out to the board once it is received.

Dan Warner joined the meeting at 7:12 pm.

ACTION ITEMS

A motion was made by Whipple and seconded by Carpenter to approve the Consent Agenda as presented, which included minutes from the previous meeting. AYES: Whipple, Roskop, Schutz, Anderson, Warner and Carpenter. Motion carried 6-0.

Dr. Griffith presented the three bids received for the pre-manufactured building. The first bid was from Hausmann and is a Behlen Building in the amount of \$545,000. The second bid was for a Nucor Building in the amount of \$563,735. The third bid was for an American Building in the amount of \$590,748. All bids include insulation. The recommendation is to select the lowest bid and would be Hausmann's Behlen Building for \$545,000. Whipple asked if Dr. Griffith could explain the columns of the bid. Dr. Griffith responded that the insulation included in our bids is to insulate the inside of the building, which is not usually included. The straight columns are recommended versus the tapered columns and would be an additional cost. The other information is cost per square foot for wall panels, roof panels and liner panels for each bid. Whipple asked about the Vapor Retarder. Griffith responded that would be an additional cost and would be bid out at a later time. It is unknown if the thermal insulation includes any vapor retarder. The board decided to contact Hausmann or Clark Enersen to get further explanation of the bids provided. Dr. Griffith attempted to call Jesse with Hausmann and Tim and TJ with Clark Enersen. Whipple asked if the building and grounds committee had a chance to meet on the bids. The quote information was just received today. Dr. Griffith was able to reach Jesse with Hausmann. Jesse and Dr. Griffith clarified that the total amount for each of the binds included only the cost of the building plus the thermal insulation.

Anything else listed would be an additional cost. Dr. Griffith asked what the benefit was for choosing straight columns. Jesse responded that straight columns are the same size from top to bottom. The tapered columns take up more space. Dr. Griffith asked about the differences in cost per square foot between the bids, because Hausmann is the highest per square foot but the lowest cost bid. Jesse responded that the cost per square foot is if there are any additions or reduction to square footage and additional wall panels, roof panels, or liner panels would be added or taken out. Schutz asked why we would be concerned about this if we are purchasing a complete building. Jesse responded that a complete building is being purchased, but that information was requested in the bid in the event of square footage changes. Dr. Griffith asked about the bond amount being an additional cost since the entire project is already bonded. Jesse responded that this is required for the smaller sub-contractors that get bonded through Hausmann. Griffith responded that all three bids would need a bond amount, but that cost was not included from two of the bids. Griffith asked about the vapor retarder. Jesse responded that the vapor retarder would be included in the bids for the interior wall covering, such as dry wall due to the different requirements of the types of walls being covered. It is really not applicable to this bid. Whipple stated that a Construction Manager was hired and that same company has a bid on this project and has reviewed all of these bids and recommended one which happens to be the bid from Hausmann, the Construction Management Company. Whipple asked if we can be sure that everything is the same on all three bids and that we won't be blind-sided with something. Jesse confirmed that the bids are all an apples to apples comparison. Roskop asked about the warranties between the three bids. Jesse responded that the warranties were the same. Schutz asked about the delivery time for the building. Jesse responded that Behlen is more aggressive with the timeline, but Nucor is ready to go as well. All buildings are within the timeline. This bid is just for the building materials. The construction costs will be a separate bid. Anderson asked about the total square footage for the building. Jesse responded that it is around 40,000 square feet, but he did not have it in front of him. But all of the bids are for the same square footage. Schutz asked about how the wording of the motion should be made. Griffith responded that the motion should be made for the total amount of the bid chosen and Jesse confirmed. The call with Jesse from Hausmann ended. Griffith stated that one of the responsibilities of the Construction Manager is to review the bid packages and if one does not meet the specifications of the bid, they are kicked out. Roskop asked for Dr. Griffith to contact Tim or TJ with Clark Enersen to confirm the information from Jesse with Hausmann since they have the lowest bid. Griffith asked TJ about the value of a straight beam versus a tapered beam. TJ responded that the tapered beams are more difficult to design around and they take up more space. Griffith asked if the bids were similar to what they would have expected in a monetary perspective. TJ agreed that they were. TJ stated that the budgeted amount for the building was \$552,144 and Hausmann is under that with a bid of \$545,000. Roskop asked if in the bid specifications the request for the cost per square foot of the wall panel, roof panel and liner panel was due to additions or reductions in square footage. Tim stated that those were requested in the event that more panels would be added above the 20 foot line; otherwise, the insulation will remain exposed. They estimate 2,400 square feet of exposed space. We are trying to lock these costs in now to eliminate change orders. Schutz asked about the ceiling in the gymnasium. Tim and TJ responded that it is exposed. It is a 40 year newer version of the small gym. Griffith responded that a problem with the metal type panels in the roof is condensation. Carpenter added that sound would be an issue as well. The call with Tim and TJ ended. Griffith suggested looking at other gyms and making that decision at a later time. Warner's concern is that the highest bid today has the lowest square footage price and they could end up when it is all said and done as the cheapest option. Schutz asked about the seating capacity of the gym. Griffith responded that the gym will seat 1,000. A few members of the board walked over to the small gym to look it over. Warner stated that above 20 feet liner panels are not included in this bid. Griffith stated that these bids are just for materials. In the big gym there are liner panels and in the small gym it is exposed. Dr. Griffith recommended taking the Hausmann Behlen Building Bid, which includes the building, thermal insulation and straight columns for a total of \$554,200. With the bond amount included the total would be \$559,500.

A motion was made by Schutz and seconded by Whipple to follow Dr. Griffith's recommendation of the Hausmann Behlen Building bid, which includes the building, thermal insulation and straight columns for a total of \$554,200. Warner agrees but would like to look at liner panels at a later date, maybe at a lighter gauge. He is not in favor of sheet rock as an option due to the repair and maintenance. Griffith stated that there are stipulations with the Guaranteed Maximum Price agreement in not selecting the recommended bids. Griffith will contact area schools about the interior of their gym's either by visiting them in person or requesting pictures via email. AYES: Roskop, Schutz, Anderson, Warner, Carpenter and Roskop. Motion carried 6-0.

DISCUSSION ITEMS

Public Comment - None.

Regular Board Meeting, Monday, May 8th, 2017 at 7:00 pm in the Arapahoe Public School Library.

Roskop reminded the board to meet in the small gym for Graduation at 1:30 pm on May 7th.

Schutz would really like someone to be in attendance at these bid letting meetings. The board agreed.

A motion was made by Whipple and seconded by Carpenter to adjourn the meeting at 8:21 pm. AYES: Schutz, Anderson, Warner, Carpenter, Whipple and Roskop. Motion carried 6-0.

Respectfully submitted,
Cassie Hilker, Board Secretary