

Arapahoe Public School
Board of Education – Special Meeting
School Library
June 27th, 2017 7:00 pm

President Dennis Roskop called the meeting to order at 7:01 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: Rod Whipple, Dennis Roskop, Brad Schutz and Lisa Anderson.

The following member(s) were absent: Dan Warner and Chad Carpenter.

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

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

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

President Roskop welcomed the visitors, thanked them for coming and asked for Public Comment.

ACTION ITEMS

A motion was made by Whipple and seconded by Anderson to approve the Consent Agenda as presented, which included minutes from previous meeting(s). AYES: Schutz, Anderson, Whipple and Roskop. Motion carried 4-0.

Dr. Griffith reported that the District needs to add a Builders Risk Insurance Policy for the construction project. The cost is \$10,890.00. Schutz asked if this was an annual premium. Griffith responded that the policy term is 6/5/17 through 9/1/18. Anderson asked what the policy would cover. Griffith responded that it is to cover materials on site that could get damaged. Jesse Volpp, with Hausmann Construction, added that it is for damage done by hail or a tornado. Whipple asked if this cost was already figured in to the budget. Griffith responded that it was included in the soft costs.

Roskop then asked Volpp to review the bid tabs. Volpp reported that there are several bid tabs to review as a result of the June 16th bid meeting. Bid package 02A was for Selective Demo and this is for demolition inside the building to support new installation. This has nothing to do with the demolition of the high school or anything outside of the building property. There were two bidders, Complete Construction Services and O'Neil Transportation & Equipment, LLC. Complete Construction Services was the low bidder with a bid of \$90,930 and was \$162,620 under budget. Volpp reported that Complete Construction is out of Lincoln and O'Neil Transportation is out of Grand Island and we have worked with both companies. Bid package 02H was for Site Utilities. This is one that we didn't get any coverage on the first letting so we put it out again. This time Midlands Mechanical, Inc. was the only bidder with a bid of \$147,064 and was \$1,349 over budget. They basically cover anything that moves air and water inside and outside the building. Bid package 03J was for Precast Hollowcore and this is for the lid that will go over the new kindergarten room for a tornado shelter. This is a fairly specialized scope and we only had one bidder and that was Concrete Industries, Inc. Their bid was for \$11,125 which was \$5,435 under budget. Bid package 05D was for Steel Erection and we received bids from four companies and it took a while to fully vet it out. Volpp fully vetted out Schroeder Steel Erection out of Kearney and their bid was for \$256,985 which was \$112,402 under budget. This is for steel erection for the pre-manufactured building, as well as the conventional post and beam construction. Bid package 08B was for Doors, Frames and Hardware and we only had one bidder. The bidder was Johnson Hardware Company with a bid of \$231,373 which was \$54,706 over budget. They are looking at some value engineering options to get closer to budget. Value Engineering options are ideas that reduce costs without compromising quality or function. Bid package 08F is for Aluminum and this is for all of the glass and glazing, storefronts, exterior doors and entrances, replacing the windows in the existing elementary and the aluminum composite panels outside of the west entrance. This also includes the unframed mirrors in the weight room. Their bid amount is \$328,700 and is \$102,795 over budget. They are also looking at value engineering options to reduce costs. One option that has already been brought up is going from a 3 coat paint system to a 2 coat paint system which reduces the warranty. The existing elementary wing has a product that is comparable to a 2 coat paint system. This option is being presented to Clark Enersen. Bid package 09A was for Framing & Drywall and this is one that had to be put back out for bid. There were two bidders. This is for any metal stud framing, sheathing, tape, bed, finish and hard coat. Ramirez Contracting Services is from Lincoln and Midwest Partitions, Inc. is from Theford. Ramirez Contracting Services is the low bid and

their bid was for \$854,400 and is \$146,871 over budget. Bid package 09D was for Tile and was re-bid. We received the same bidders as the last time. When we sent the bid out again, we asked for voluntary alternates on the bid form. One of those alternates is listed on the bid form. Clark Enersen also accepted the alternate. Great Plains Tile and Stone, Inc. had the low bid of \$400,625 and are \$201,675 over budget. Volpp reported that they are trending at \$140,000 under budget with all of the bid packages combined. Bid package 09I is for Carpet and Resilient Flooring and includes all of the flooring material in the building with the exception of tile in restrooms and locker rooms and the gym floor. There were two bidders. Midwest Floor Covering, Inc. was the low bid for \$211,435 and was \$24,571 under budget. Schutz asked if it would be in the best interest of the board to approve the bids where we are asking for value engineering options. Volpp responded that it would and they would be further invested to find cost saving alternatives. Schutz asked about the company recommended for the Selective Demo bid not including a payment performance bond. Volpp responded that they don't have one, but Hausmann can bond over them with their payment performance bond. Food Service bid was also let out and they are working on vetting it out. The bids remaining are bleachers and gym equipment, miscellaneous specialties, footings and foundation, structural demo of the high school. Clark Enersen is tracking to have the foundation design complete by July 7th. We would be looking at an approximate bid date of July 25th or 27th. We will probably bundle the remaining non-critical bids and present them all at once. There will probably need to be another special meeting in July to move the critical bid for the footings and foundations. Roskop asked if there were any other questions for Volpp on the additional insurance or bid packages. Schutz asked if the guaranteed maximum price (GMP) is still around the \$11.6 million. Volpp responded that he was hoping to have that here tonight, but a number of the executives have been out of the office. He hopes to get them together next week. Schutz asked if they have found anything or if anything has popped up since they started moving dirt. Griffith responded that a gas line had to be moved because it was too shallow. The cost was \$1,500. Volpp reported that there are some permits that have to be submitted with the Nebraska Department of Roads to grant easements for the new entrances. Griffith reported that some changes had to be made as a result of the fire marshals report. Griffith also learned that there are areas of asbestos tile that will need to be tested. We will also need to test for lead paint. He is obtaining bids for that work.

A motion was made by Whipple and seconded by Schutz to approve the Builders Risk Insurance Policy and bid packages as presented. AYES: Anderson, Whipple, Roskop and Schutz. Motion carried 4-0.

Griffith reported that they held a building and grounds committee meeting to discuss bids for testing. This was a time sensitive item. The dirt had to be inspected to keep things moving along. The building and grounds committee reviewed two bids. One bid was for \$68,000 and the other for \$24,000. Griffith held the meeting to get guidance from the committee since the cost was over his spending limit. The committee recommended Olsson Associates and asked Griffith to move forward with the commitment. Clark Enersen missed this item. A motion was made by Schutz and seconded by Whipple to approve the contract with Olsson Associates for \$24,575.00. Schutz and Griffith added that the attorneys confirmed that this was not something that had to be bid out because it was a service and time sensitive. AYES: Whipple, Roskop, Schutz and Anderson. Motion carried 4-0.

Griffith reported that Braithwait met with Mrs. Schutz and got more information about the request. Griffith also met with Huxoll and learned that the second and third grade desks will need replaced. The tables requested are consistent with what we currently have. The chairs requested will have sliders to reduce damage to the carpet. The company is School Specialty and they are who we order most of our furniture from. The current desks are flip tops and the hinges do not hold. They have added cushions to quiet them when they slam down, but they are a risk. Griffith's recommendation based on his research and Braithwait's input is to move forward with the purchase of the tables and chairs. A motion was made by Schutz and seconded by Whipple to approve the purchase of tables and chairs for the first grade room in the amount of \$4,019.60. Braithwait thanked the board for their suggestions. Schutz thanked Braithwait for checking into it. AYES: Roskop, Schutz, Anderson and Whipple. Motion carried 4-0.

Griffith presented Board Policy 3012 Meal Charge Policy. This is a new requirement. A motion was made by Whipple and seconded by Anderson to waive the three readings and approve the Meal Charge Policy 3012. AYES: Schutz, Anderson, Whipple and Roskop. Motion carried 4-0.

DISCUSSION ITEMS

Griffith included in the board meeting materials the recommended changes to some of the policies and handbooks. Most of the changes are required and the others are for clarification. We updated the lunch prices due to a required increase and some of the other district fees. Braithwait commented that Griffith has done an amazing job. Griffith informed the board that this will be considered the first reading and the handbooks will need to be approved at the next board meeting. We will have to waive the third reading. Griffith asked the board to let him know if they have any questions or any recommended changes.

Public Comment – None.

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

A motion was made by Whipple and seconded by Schutz to adjourn the meeting at 7:48 pm.

Respectfully submitted,
Cassie Hilker, Board Secretary