

Arapahoe Public School
Board of Education – Regular Meeting
School Library
July 10th, 2017 7:00 pm

President Dennis Roskop called the meeting to order at 7:01 pm.

President 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 Brad Schutz.

The following member(s) were absent: Lisa Anderson.

A motion was made by Whipple and seconded by Carpenter to excuse the absence of Lisa Anderson. AYES: Carpenter, Whipple, Roskop, Schutz, and Warner. Motion carried 5-0.

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

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

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

REPORTS

Braithwait reported that summer school has ended. It went very well. Elementary is still working through summer school. Drivers Ed is going well and the instructor is very complimentary of our kids. The Costa Rica trip went well. I appreciate all of Mrs. Foley's work with that. Administrator Days is coming up soon and I will be attending that with Dr. Griffith. There was a major flood and the wrestling mats were damaged. I want to thank John Paulsen, our coaches, and students for helping move and cut up those mats. I also want to say a special thanks to our custodians. We discovered the flood at around 10:30 at night. I called Cindy and she had people here very quickly to help move furniture and supplies out of the affected areas. I believe that we limited the damage to just carpet. Dr. Griffith added that it did get into the drywall, but it was able to be dried out. I want to send out a special thank you to Dr. Griffith who told me not to worry about the handbooks this year because he wanted them to coincide with the policies. I know that is a lot of work and he did it and it looks great. Whipple asked if there was elementary summer school. Braithwait responded that elementary summer school was held in June. Shari Mues taught that and is meeting with a few that could not attend in June. Whipple asked about the status of the building permit. Griffith responded that it has been issued and will be paid for in tonight's claims. Braithwait added that Mrs. Schutz is very thankful for the tables and chairs. Whipple asked if insurance would cover any of the water damage. Griffith responded that the deductible is \$500 and anything beyond that will be covered. We get the estimates and they have to be approved by the insurance company.

Dr. Griffith reported that some of our newly ordered supplies were damaged in the old boiler room beneath the restrooms in front of the gym because the sump pump went out. Insurance will cover the sump pump. Service Master will be in to clean up all of the areas and disinfect them. I have visited with Tim Ripp about the Fire Marshal recommendations and the changes to the original drawings. Basically, they need to add a second exit door to the new weight room and wrestling room. This eliminates the need for double doors down the one hallway. They believe this change will be pretty close to offsetting one another. It will change the dynamic of the weight room and wrestling room areas by about a 6 foot by 3.5 foot area where the doors will be inset. We had a construction meeting on Thursday and went over the current schedule and the Building Committee attended the meeting. I have supplied a copy of the updated timeline and minutes from the meeting. We do have some asbestos issues, along with lead based paint. These should not be too big of an issue. The only area there may be lead based paint concerns is with the high school. And I am being told that all they have to do is rinse down the rubble with water. There will be some areas in the other building that will need to be tested and some areas of concern with asbestos. A specific area is the gym floor in the tin gym. There may be a need for air monitoring at the same time. Cindy and I will be touring with the Fire Marshal on Thursday, July 13th, along with JD of Hausmann. The masonry crew started today and demolition started in the band hallway last Monday. Anyone wishing to tour the construction site must be trained at the construction trailer and wear a hard hat and vest to be allowed in any construction area. Cindy, Bruce and I have been certified. I also have some thank you cards to share with the board; they are from Jennifer Einspahr, Elizabeth Klein and Donna Fisher. Warner asked if they went into any detail about the asbestos under the tin gym floor. Griffith responded that the gym floor will be removed when they put in the locker rooms. There may also be some areas in the elementary for asbestos and lead based paint that they will have to test. We do

have a map of the areas that have been abated and the areas that have not. Some of the areas that have been abated may still have concerns if the glue was not removed and carpeted over; the glue then becomes an issue.

Board Member Reports: None.

Board Committee Reports: Roskop reported that the Building and Grounds Committee met last Thursday. We went through the construction timeline and got an update. They ask for any questions from us. The architect and construction manager are also there and can discuss any issues and ask any questions. Things that we brought up were the drainage behind the elementary. They went and explored that after the meeting, I haven't heard any specific fixes yet but they are looking at it. We encouraged them to try and get as much of that done as possible while we are in the middle of this project. We also discussed the submittal exchange. This service allows anyone involved in the construction project to have access to the most recent construction documents, changes, etc. This eliminates any confusion. This is on the agenda for approval. Dr. Griffith added that another item that was discussed were the pre-install meetings. They wanted to know if anyone wanted to attend those meetings. Dr. Griffith will be attending those meetings. The first one is this week with Anderson Brothers. We will discuss the process and expectations. Roskop reported that the Finance Committee met prior to tonight's meeting. We went through the monthly financials and did not see anything out of line. We discussed transportation and next year's budgeting. We will work on getting some committee meetings set up so that is prepared for the special board meeting at the end of July and we can bring any recommended transfers at that time. Schutz added that they are ahead on receipts.

ACTION ITEMS

A motion was made by Whipple and seconded by Schutz to approve the Consent Agenda as presented, which included minutes from previous meetings and financial reports. Dr. Griffith clarified that they are only approving the minutes from the previous board meetings. Committee meeting minutes were included in the board packet for everyone to review. This is now being done because typically when a committee brings a recommendation to the board, the board approves it with little discussion. This means that the decision making was primarily done at the committee meeting, which should then be an open meeting. One way to recognize that is to take detailed minutes of the committee meetings and share them with the board. Schutz thanked Dr. Griffith for the clarification. AYES: Roskop, Schutz, Warner, Carpenter, and Whipple. Motion carried 5-0.

A motion was made by Schutz and seconded by Warner to approve claims including the General Fund, Equipment Depreciation Fund, Lunch Fund, Building Fund, QCPUF, and Student Fee Fund totaling \$342,777.22. AYES: Schutz but abstaining from claim number 28892 to the Arapahoe Public Mirror for \$844.17, Warner, Carpenter, Whipple but abstaining from claim number 28895 to ATC for \$349.33, and Roskop. Motion carried 5-0.

Dr. Griffith presented the Final Guaranteed Maximum Price (GMP) that he received shortly before tonight's board meeting. I have had time to review the first couple of pages that explains the inclusions/clarifications and exclusions. The GMP amount proposed is \$11,647,570, which is under the \$11.7 million. I have not been able to go through everything in detail and compare. Whipple asked if there are any exclusions in question. Dr. Griffith has some questions about the hidden/unknown/unforeseen site conditions item, since we have the contingency. Schutz added that items 12 and 13 kind of go together and with as much dirt as they have moved, we may be past that. Dr. Griffith added that the only thing they have run into, according to the site inspection, was out front because of debris and gravel from an old playground. Whipple asked for clarification about the food service equipment. Dr. Griffith confirmed that the food service equipment had not been included throughout the entire process. He does have some concerns about item number 21, overtime premiums. We have the architect, engineer or consultant fees covered. My hope is to have items pulled and installed at the same time to limit the storing of salvaged material. Warner asked if the installation was included as part of the budget. Griffith responded that it is included. He went on to review some of the excluded items that have already been taken care of or are in the process of being taken care of, which include the builders risk insurance, financing costs, monitoring or testing of hazardous materials, asbestos, lead paint, or hazardous material abatement. He does have some questions about leed provisions. Griffith would feel more comfortable if he had more time to review the document and would recommend tabling the item. A motion was made by Schutz and seconded by Warner to follow Dr. Griffith's recommendation and table the Final GMP. AYES: Warner, Carpenter, Whipple, Roskop, and Schutz. Motion carried 5-0.

Dr. Griffith presented the submittal exchange order request. This service would keep everyone involved in the construction project up to date with any changes, drawings and information on the project. His recommendation is to purchase the service. Clark Enersen suggested this service initially and highly recommends it. Schutz added that it is also a way for the board and superintendent to review items, track progress, etc. Dr. Griffith agreed. Warner asked if the development of the site was our responsibility. Dr. Griffith reported that Hausmann will set it up and Clark Enersen will upload the documents. Whipple asked where the payment would come from. Roskop responded that it would come out of the General Fund or Building Fund. Dr. Griffith added that it is included in the exclusions of the GMP. A motion was

made by Warner and seconded by Whipple to approve the purchase of the submittal exchange service in the amount of \$8,595.00. AYES: Carpenter, Whipple, Roskop, Schutz, and Warner. Motion carried 5-0.

Dr. Griffith presented the B2 Environmental agreement. The hazardous material review fee is \$2,500 and the scope of work document is \$3,500. The asbestos visual/TEM clearance is \$1,450/clearance, the lead based paint clearance is \$450/clearance and ambient asbestos air monitoring is \$650/clearance. A motion was made by Schutz and seconded by Carpenter to approve the B2 Environmental agreement. AYES: Whipple, Roskop, Schutz, Warner, and Carpenter. Motion carried 5-0.

Dr. Griffith presented various policy changes recommended by the attorney and/or recommended by him for clarification and to tie the policy back to the handbooks and vice versa. Roskop asked if Policy 8130 needed to be populated with the number of ballots or hours. Griffith agreed and recommended 2 ballots and 1 hour. A motion was made by Whipple and seconded by Carpenter to waive the 3rd reading and approve the presented policy changes. AYES: Roskop, Schutz, Warner, Carpenter, and Whipple. Motion carried 5-0.

Dr. Griffith made no changes to the handbooks since the first reading. He added that what is in policy is reflected in the handbooks. A motion was made by Whipple and seconded by Warner to waive the 3rd reading and approve the 2017-2018 versions of the Early Childhood Handbook, Parent-Student Activity Handbook, Parent-Student Handbook, and Staff Handbook. AYES: Schutz, Warner, Carpenter, Whipple, and Roskop. Motion carried 5-0.

DISCUSSION ITEMS

Public Comment – None.

Special Board Meeting, TBA.

Regular Board Meeting, Monday, August 14th, 2017 at 7:00 pm in the Arapahoe Public School Library.

Dr. Griffith added that the salad bar quit at the end of the year last year. We should be able to get a loaner to get through this school year.

A motion was made by Whipple and seconded by Carpenter to adjourn the meeting at 7:51 pm.

Respectfully submitted,
Cassie Hilker, Board Secretary