

MINUTES OF THE DECEMBER 23, 2016, MEETING OF THE SELECTION COMMITTEE
OF THE BOARD OF EDUCATION OF ARAPAHOE PUBLIC SCHOOLS

A meeting of the Selection Committee of the Board of Education of the Arapahoe Public Schools (Selection Committee) was convened in open and public session on December 23, 2016, at 10:30 a.m. in the media room of Arapahoe Public Schools located at 610 Walnut Street, Arapahoe, Nebraska. The roll was called and the following Selection Committee members were present or absent:

Present:

School Board Members – Lisa Anderson and Dennis Roskop.

Administration – Dr. George Griffith, Superintendent of Schools.

Community Members – Doug Snyder and Drew tenBensel.

Attending by video conference:

Project Architect – T.J. Schirmer and Tim Ripp, The Clark Enersen Partners, Inc.

Absent: None.

Also present: Derek Aldridge, School District attorney.

Notice of the meeting was given in advance by publication and/or posting in accordance with the Board approved method for giving notice of meetings. Notice of this meeting was given in advance to all members of the Selection Committee. Availability of the agenda was communicated in the publicized notice and a current copy of the Agenda was maintained as stated in the publicized notice. All proceedings of the Selection Committee, except as may be hereinafter noted, were taken while the convened meeting was open to the attendance of the public.

1. Call Meeting to Order: The meeting was duly called to order.
2. Announcement of Open Meetings Act Posting: At the beginning of this meeting, it was announced and the public was informed that a current copy of the Open Meetings Act was available.
3. Review of Proposed Project, Construction Manager at Risk (CM@R) Delivery Method with Committee and CM@R Selection Process: The Selection Committee reviewed the materials provided by school district legal counsel on the CM@R construction delivery process and the statutory requirements for the selection of the CM@R for the proposed construction of additions and renovations to the Arapahoe Public School buildings, which generally consists of the following: Demolishing the existing Arapahoe high school building, constructing a new addition to the remaining building, renovating existing facilities, and constructing site modifications, including paved parking, improved drainage north of the school and a new drop off lane south of the school. The new addition is planned to be approximately 42,000 square feet and is planned to be added to the existing elementary/gym building. The addition will house a new kitchen, commons area, gymnasium, elementary classrooms, office area/secured entrance,

art room, title and resource rooms and media center/distance learning classroom. The addition may include a new Ag/Career Education space. The renovation is planned to include conversion of the existing elementary building to high school classroom use. This renovation will involve removal of some existing walls and construction of some new walls. The existing media center will be renovated to house Ag/Career Education spaces. Additionally, the existing smaller gym is planned to be renovated into locker rooms and a weight room. The renovation is planned to include other code/maintenance items including a fire sprinkler system, a new fire alarm system, renovation of existing restrooms, new windows, acoustical enhancements in the existing gym and other maintenance related items (the Project).

The Selection Committee then discussed the procedures it would use for evaluating the proposals received from the prospective candidates submitting proposals, and selection of prospective finalist candidates to interview for CM@R position.

The Selection Committee collectively reviewed, discussed, and considered the proposals received on December 21, 2016, from prospective CM@R candidates for the Project, namely: BD Construction, Hampton Enterprises, Hausmann Construction, Kingery Construction, and Sampson Construction.

The Selection Committee evaluated each proposal under the selection criteria. The Selection Committee received information from reference checks conducted prior to the Selection Committee meeting during the discussion of each firm. The Selection Committee found that all of the firm’s financial resources were adequate and demonstrated compliance with applicable laws. The Selection Committee collectively reviewed the proposal submitted by each firm, and applied the qualification criteria set forth in the Board of Education policy and the Request for Proposals, with an emphasis on the firm’s financial resources; experience and ability of the proposed personnel of each firm; the reputation and experience of the firm and the firm’s proposed personnel; previous projects of similar size, scope and budget and the quality of performance reported by the entities for whom construction services were provided; present ability of the firm to perform within the time specified; ability of the firm to recruit qualified contractors; the “efforts schedule” proposed by each firm to staff the projects; the firm’s compliance with laws and requirements; and the construction schedule proposed and creativity thereof.

Upon completion of such review the Selection Committee members individually evaluated each of the five (5) submitting firms based upon the selection criteria. Upon discussion the individual members of the Selection Committee each ranked all of the proposing firms in order of preference, and based thereon the Selection Committee collectively ranked the top two (2) firms as follows (in alphabetical order): Hausmann Construction and Sampson Construction. Among the many factors considered, the Selection Committee found the following information and facts with regard to each of the finalist firms (“Finalist Firms”) to be a significant relative advantage supporting their selection as a finalist:

<i>Finalist Firms</i>	<i>Factors</i>
Hausmann Construction	<ul style="list-style-type: none"> • Project experience from the school’s pre-bond work • Two relevant school projects with the Project Engineer.

<i>Finalist Firms</i>	<i>Factors</i>
	<ul style="list-style-type: none"> • Has current large project that is going well • Has a reputation for pushing subcontractors to complete the project early or on time and holding people accountable. May push harder than others. Ultimately benefits owners. • Knowledge of local subcontractors. • Higher project manager hours due to use of two managers, but no project executive hours.
Sampson Construction	<ul style="list-style-type: none"> • Named Project Executive has more school experience than all others combined. • Project Engineer has experience with the proposed site superintendent at another school project. • References were very good. • Knowledge of local subcontractors. • Has a reputation to push projects and complete projects on time. • Efforts schedule did seem a little low.

A motion was made by Selection Committee member Roskop to name Hausmann Construction and Sampson Construction as the Finalist Firms to be interviewed by the Selection Committee on January 6, 2017. The motion was seconded by member Snyder. After discussion, and upon a roll call vote the members of the Selection Committee voted as follows:

<i>Committee Member</i>	<i>Yes</i>	<i>No</i>	<i>Abstain</i>
Lisa Anderson	X		
Dennis Roskop	X		
George Griffith	X		
T.J. Schirmer	X		
Doug Snyder	X		
Drew tenBensel	X		

Upon affirmative vote of a majority of the members of the Selection Committee, the motion was declared as passed and adopted.

The Selection Committee then conducted a blind draw by placing slips of paper with the names of the firms designated as finalists written on an individual slip of paper; the slips of paper were then folded in a manner to hide the name of each firm and placed in a container, and then the slips of paper were drawn from the container by a member of the audience, with the first name drawn given the first interview time, and each succeeding firm whose name is drawn given the next interview time in order until all interview times slots were filled. The blind draw resulted in the CM@R finalist firms being provided the following interview date and time as follows:

<i>Name of Firm</i>	<i>Interview Time</i>
Sampson Construction	January 6, 2017 at 1:00 p.m.
Hausmann Construction	January 6, 2017 at 2:15 p.m.

The Selection Committee shall reconvene on January 6, 2017 at 1:00 p.m. in the media center of Arapahoe Public Schools located at 610 Walnut Street, Arapahoe, Nebraska, or other designated room to conduct such interviews as deemed appropriate by the Selection Committee and will then deliberate regarding the evaluation of the firms submitting proposals and interviewed for the position of construction manager at risk for the Project, and will prepare findings regarding the results of its evaluation of each firm based upon the selection criteria established in the request for proposals for the Project, and will determine the Selection Committee's recommendation to the Board of Education of the rankings in order of preference of the submitting and interviewed firms for the position as construction manager at risk for the Project.

The meeting was duly adjourned at 12:59 p.m. on December 23, 2016.

DATED this 23rd day of December, 2016.

SELECTION COMMITTEE APPOINTED BY
THE BOARD OF EDUCATION, ARAPAHOE
PUBLIC SCHOOLS

BY:

Dr. George Griffith, Superintendent/Recording
Secretary for the Selection Committee