

## **Special Meeting**

January 19, 2017 7:30 PM  
High School Library

### **ROUTINE BUSINESS**

#### **Call to Order**

The meeting was called to order at 7:30 PM.

#### **Note Nebraska Open Meeting Laws**

#### **Excused Absences**

**Motion Passed:** Moved that the absence of Kelli Shaner be excused passed with a motion by Robin Kister and a second by Mike Conrad.

Mike Bonacci	Yes
Mike Conrad	Yes
Jon Genoways	Yes
Robin Kister	Yes
Kim Lukasiewicz	Yes
Kelli Shaner	Absent

#### **Roll Call**

Mike Bonacci	Yes
Mike Conrad	Yes
Jon Genoways	Yes
Robin Kister	Yes
Kim Lukasiewicz	Yes
Kelli Shaner	Absent

There were two administrators and one visitor present.

### **ELEMENTARY KITCHEN/CAFETERIA PROJECT**

#### **Review and Discuss Project**

David Genoways explained the fiscal aspects of the project. If state aid is as indicated, the operating side should stay positive to match the District side. There were handouts showing cash flow and he explained our practice of having 3 months expenses in cash in reserve. There should be ample cash flow, but would not be able to expend the unused budget authority in this fiscal year. With the levy restriction of 1.05, it would have to be spent over 2 fiscal years. Building fund monies are also available. This could be a cash flow issue in either July and/or August based on the finish timeline of the project. One solution would be short term tax anticipation notes. Because we are already working with our fiscal agent for bonds, this could be a short notice, short term remedy that won't affect the budget authority. Conrad said they have gotten their questions answered from the fiscal agent and will try to work with the contractors also so borrowing might not even be necessary. This is based on the project being done before August 2017 and final payments due, at which time a decision could be made, as the August contracts would not have to be paid until September.

Jon Genoways spoke about the future footprint of the District and commented about an "auditorium for the elementary and an expansion of the gym for more indoor play and PE space". Dr. Johnson said the Community Building will need some work as it belongs to the schools.

#### **Approve Boyd Jones as the "Construction Manager as Agent"**

**Motion Passed:** Moved that Boyd Jones be retained as the "Construction Manager as Agent" for the elementary kitchen/cafeteria project passed with a motion by Mike Conrad and a second by Robin Kister.

Mike Bonacci	Yes
Mike Conrad	Yes
Jon Genoways	Yes
Robin Kister	Yes
Kim Lukasiewicz	Yes

Kelli Shaner Absent

Our attorney has looked over the contract and everything is in order and the District is covered.  
**Authorize the Superintendent to Sign Any Construction Contracts Necessary for the Approved Project.**

**Amended Motion Passed:** To amend the motion from: "Move that the Superintendent or his designee be authorized to enter into the following construction contracts for the Elementary Kitchen Project as recommended by Construction Manager as Agent Boyd Jones: Survey & layout; Tinkham Land Surveying \$4,885.00 Demolition; Peitzmeier \$55,080.00 Earthwork; Peitzmeier \$43,891.00 Concrete: Reinforcing Steel Materials; Drake Williams Steel \$14,490.00 Masonry; Jeff MacTaggart Masonry, LLC \$229,290.00 Steel Materials; Donner Steel Works \$69,528.00 Steel Erection; Moen Steel Erection \$51,844.00 Finish Carpentry; Contour Construction \$10,192.00 Waterproofing; Williams Restoration \$7,329.00 Water Repellent&Graffiti Resistant Coatings; Williams Restoration \$7,550.00 Spray Foam Insulation; Liquid Foam Insulation, Inc. \$6,020.00 Roofing; Aksarben Roofing \$61,991.00 Joint Sealants; Williams Restoration\$4,774.00Doors Frames Hardware Supply; Twin City Hardware \$55,100.00 Store Front & Glazing; Bil-Den Glass \$45,646.00 Overhead Coiling Doors; Overhead Door Company \$4,536.00 Drywall; Precision Drywall Inc. \$158,995.00 Fluid Applied Air Barriers; Precision Drywall as a part of their Drywall bid. EIFS: Precision Drywall as a part of their Drywall bid. Floor and Wall Tile; Floors, Inc \$23,978.00 Carpet&Resilient Flooring; Floors, Inc \$56,238.00 Painting; Pearson's Painting, Inc. \$24,024.00 Specialty Supply; EPCO \$3,217.00Food Service Equipment; Buller Fiture \$162,966.00 + Alternate \$17,444 = \$180,410.00 Casework Material; Architectural Art\$22,348.00 Hydraulic Elevators; Otis Elevator \$60,745.00 Fire Sprinkler; Midwest Automatic Fire Sprinkler \$29,930.00 Mechanical; Ray Martin \$681,900.00 Electrical; Contractors Electrical \$294,880.00 ite Utilities; Nebraska Plumbing \$58,351.00 Fencing; Elkhorn Fence \$2,475.00"

to: "Move that the Superintendent or his designee be authorized to enter into the following construction contracts for the Elementary Kitchen Project as recommended by Construction Manager as Agent Boyd Jones and given the authority to make change orders up to the amount of the contingency fund as long as any single changes over \$20,000.00 are approved by the board of education. Survey & layout; Tinkham Land Surveying \$4,885.00Demolition; Peitzmeier \$55,080.00 Earthwork; Peitzmeier \$43,891.00 Concrete: Reinforcing Steel Materials; Drake Williams Steel \$14,490.00 Masonry; Jeff MacTaggart Masonry, LLC \$229,290.00 Steel Materials; Donner Steel Works\$69,528.00 Steel Erection; Moen Steel Erection \$51,844.00 Finish Carpentry; Contour Construction \$10,192.00 Waterproofing; Williams Restoration \$7,329.00 Water Repellent&Graffiti Resistant Coatings; Williams Restoration \$7,550.00Spray Foam Insulation; Liquid Foam Insulation, Inc. \$6,020.00 Roofing; Aksarben Roofing \$61,991.00 Joint Sealants; Williams Restoration \$4,774.00 Doors Frames Hardware Supply; Twin City Hardware \$55,100.00 Store Front & Glazing; Bil-Den Glass \$45,646.00 Overhead Coiling Doors; Overhead Door Company \$4,536.00 Drywall; Precision Drywall Inc. \$158,995.00 Fluid Applied Air Barriers; Precision Drywall as a part of their Drywall bid. EIFS:Precision Drywall as a part of their Drywall bid. Floor and Wall Tile; Floors, Inc \$23,978.00 Carpet&Resilient Flooring; Floors, Inc \$56,238.00Painting; Pearson's Painting, Inc. \$24,024.00S Specialty Supply; EPCO \$3,217.00 Food Service Equipment; Buller Fiture \$162,966.00 + Alternate \$17,444 = \$180,410.00 Casework Material; Architectural Art \$22,348.00 Hydraulic Elevators; Otis Elevator \$60,745.00 Fire Sprinkler; Midwest Automatic Fire Sprinkler \$29,930.00 Mechanical; Ray Martin \$681,900.00 Electrical; Contractors Electrical \$294,880.00 Site Utilities; Nebraska Plumbing \$58,351.00 Fencing; Elkhorn Fence \$2,475.00" passed with a motion by Mike Conrad and a second by Robin Kister.

Mike Bonacci	Yes
Mike Conrad	Yes
Jon Genoways	Yes
Robin Kister	Yes

Kim Lukasiewicz Yes

Kelli Shaner Absent

They will do most everything within the scope of the project, except the District will be responsible for payment to the contractors. This project has a budget as opposed to the guaranteed price like the high school. The attorney has gone through all the multiple prime contracts and if the amount is over \$10,000 they will provide a bond. There will be weekly meetings with the administration and change orders will come directly to the school but through Boyd Jones. There is contingency built in for anything that might come up as it progresses. Boyd Jones is satisfied with the contracts as all are qualified. There was no concern about any of them having more experience on this project. We have a working relationship with Boyd Jones and have established trust with them during past projects.

There was further discussion about giving the superintendent the authority to manage the contingency fund and change orders right from the beginning. It was decided that the amount of \$20,000 was authorized without involving the Finance Committee, but anything over the contingency fund would need the whole board to meet.

**ADJOURNMENT**

There being no further business, vice president Genoways declared the meeting adjourned at 8:03 PM.