

May 4, 2020

The North Mahaska Board of Education met in special session May 4, 2020 at 6:00 p.m. using electronic meeting – Zoom. The electronic board meeting is open to the public and the community can join the electronic meeting by emailing the superintendent. Those members present: Dirk Wilkin, Arvin DeBoef, Margaret Ratcliff, Keith Foster and Michelle Sampson. Also present: Angela Livezey, Amber Goemaat, Sally Obernolte with Neumann Monson Architects, Brandon Schulte, Ben Gannon and Trent Kain with Design Construction Integration (DCI), RD Keep – The Sun, Brant Bollman, Lindsay Thoreson, Ryan Groom, Ron, Renee Ferguson, Sherrill Strobel and Cindy Quang.

Dirk Wilkin called the meeting to order at 6:00 p.m.

A motion was made by Foster and seconded by DeBoef to approve the agenda. Motion carried.

Public Hearing on the proposed plans, specifications, form of contract, and estimated cost of the following public improvements.

NMCSD addition and renovations 2020 for select site building, and MPE demolition, site work, general building construction, concrete, masonry, steel work roofing, plumbing systems and fixtures, mechanical systems and equipment, electrical system, lighting, fire alarm, and communications. Drawings and specifications by Neumann Monson Architects date April 10, 2020.

DISCUSSION:

DESIGN CONSTRUCTION INTEGRATION (DCI) SHARES BID RESULTS AND ALTERNATES

Brandon Schulte with Design Construction Integration (DCI) presented to the North Mahaska Board of Education. Mr. Schulte gave an overview of the sealed bid day results from Thursday, April 30, 2020 at 2 p.m. The district's project consists of three prime packages: the general building construction & demolition, the plumbing & mechanical systems and the electrical, communications, electronic safety & security. The general contractor bid received 5 bids, the mechanical contractor bid received 6 bids and the electrical contractor bid received 2 bids. There was a construction workshop this morning to go over the prime bid package for the general contractor. The lowest bidder RG Construction conversed with DCI Group after the bid day result to withdraw from the construction project due to error of omissions. RG Construction submitted a written formal letter to withdraw this morning from the North Mahaska Construction Project. The workshop meeting consisting of Angela, DCI Group, Neumann Monson Architect and Ahlers & Cooney Law Firm agreed upon the withdraw of RG Construction from the North Mahaska Construction Project and accept the second-lowest bidder.

DCI SHARES BUDGET OVERVIEW

Mr. Schulte presented the estimated post bid budget as of May 4, 2020 including the three prime construction bids, contingency and soft cost expenses (including but not limited too – design cost, commissioning, hazard abatement services, construction testing and furnishing). The total estimated budgeted cost as of May 4th, 2020 is \$10,206,649. The projected estimated construction cost was above the estimated target cost by \$255,176. These estimated numbers are projection and can be subject to change once construction begins.

Mrs. Livezey and Mr. Schulte presented the board alternate construction projects that will be complete during the construction project. These alternate construction projects and funding as follows:

Alternate #1 – Elementary Main Entrance Canopy \$46,692.00 will be funded with one cent money.

Alternate #2 – Preschool Retaining Wall \$58,434.00 will be funded with preschool funds.

Alternate #5 – Elementary new boilers \$92,125.00 will be funded with one cent money.

Alternate #6 – Demolition of existing fitness center building \$18,750.00 will be funded with one cent money.

CONSULTANT SERVICES DISCUSSION

SPECIAL TESTING SERVICES

Mr. Schulte spoke about the Hazardous Material Services- Asbestos Abatement bid was received prior to May 4th, 2020. Ben Gannon from DCI Group said we received 2 bids for Asbestos removal.

Mr. Schulte spoke about the Special Testing Consultant bid that will test the concrete, soil, masonry and steel erection. The Special Testing Consultant was a third party inspector hired by the school. They will be an independent contractor to test and inspect the construction projects. The bids were received prior to May 4th, 2020. Ben Gannon from DCI Group said we received 3 bids for the special testing consulting.

COMMISSIONING SERVICES

Mr. Schulte spoke about the Commissioning Services that will review the mechanical system. Ben Gannon from DCI Group said we received 3 bids for commissioning services.

NEW BUSINESS

BOARD APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF PROJECT

A motion was DeBoef and seconded by Foster to approve the North Mahaska Community School addition and renovations 2020 for select site building, and MPE demolition, site work, general building construction, concrete, masonry, steel work, roofing, plumbing systems and fixtures, mechanical systems and equipment, electrical system, lighting, fire alarm, and communications. Drawings and specifications by Neumann Monson Architects date April 10, 2020. Motion carried.

A motion was made by Ratcliff and seconded by Sampson to approve alternate project #1 (elementary main canopy), alternate project #2 (preschool retaining wall), alternate project #5 (elementary new boiler system) and alternate project #6 (demolition of fitness center building). Motion carried.

BOARD APPROVAL OF CONTRACT OF HAZARDOUS MATERIAL BID PACKAGE

The DCI Group recommended awarding Controlled Asbestos, Inc. for Hazard Material Services – Asbestos Abatement in the estimated amount of \$11,600

A motion was made by DeBoef and seconded by Foster to approve the contract for Hazardous Material bid to Controlled Asbestos, Inc. Motion carried.

BOARD APPROVAL OF CONTRACT FOR BID PACKAGE #1 GENERAL CONTRACTOR

The DCI Group recommended awarding Bi-State Contracting, Inc. for bid package #1 for the General Contractor in the amount of \$4,067,856. Bi-State Contracting, Inc. was the second-lowest bid winner. DCI Group recommends letting RG Construction withdraw as the lowest bidder from the construction

project due to error of omission and contractual not able to fulfill the professional scope of work (letter received from RG Construction to withdraw May 4, 2020).

A motion was made by Ratcliff and seconded by Foster to accept the withdraw from RG Construction from package bid #1 pending the written communication from the attorney with clarification (written legal counsel received from Ahlers & Cooney on May 5th, 2020). Motion carried.

A motion was made by DeBoef and seconded by Sampson to approve the Bid Package #1 – General Contractor bid to Bi-State Contracting, Inc. pending the written communication from the attorney to release RG Construction from the bid (written legal counsel received from Ahlers & Cooney on May 5th, 2020). Motion carried.

BOARD APPROVAL OF CONTRACT FOR BID PACKAGE #2 MECHANICAL

The DCI Group recommended awarding S & S Plumbing, Heating & A/C, LLC for bid package #2 for the Mechanical in the amount of \$2,471,000.

A motion was made by Foster and seconded by DeBoef to approve Bid Package #2 – Mechanical to S & S Plumbing, Heating & A/C, LLC. Motion carried.

BOARD APPROVAL OF CONTRACT FOR BID PACKAGE #3 ELECTRICAL

The DCI Group recommended awarding Van Maanen Electric, Inc. for bid package #3 for the Electrical in the amount of \$1,410,731.

A motion was made by Foster and seconded by Sampson to approve Bid Package #3 – Electrical to Van Maanen Electric, Inc. Motion carried.

BOARD APPROVAL OF CONSULTANT FOR SPECIAL TESTING

The DCI Group recommended awarding Terracon for an independent inspector in the estimated amount of \$22,397.

A motion was made by Ratcliff and seconded by DeBoef to approve entering into an agreement with Terracon Consultant for special testing inspector. Motion carried.

BOARD APPROVAL OF CONSULTANT FOR COMMISSIONING SERVICES

The DCI Group recommended awarding Cornerstone Commissioning, Inc. for the mechanical inspector in the estimated base amount of \$33,600.

A motion was made by DeBoef and seconded by Foster to approve entering into an agreement with Cornerstone Commissioning for commissioning services. Motion carried.

OLD BUSINESS

APPROVE CONTRACT FOR DEAN OF STUDENTS / BEHAVIOR INTERVENTIONIST – TIM VEISETH

Mrs. Livezey presented the board three scenarios for the dean of student/behavior interventionist position. The three options varied in percentages as administrator and teacher roles.

A motion was made by Ratcliff and seconded by Sampson to approve Scenario #2 as a 25% administrator and 75% TLC teacher for Tim Veiseth as a Dean of Students / Behavior Interventionist. The total package cost is \$81,536.62 including salaries and benefits (excluding FICA and IPERS). Motion carried.

BOARD COMMENT

Mr. DeBoef was delighted to see a North Mahaska Staff Appreciation Sign in the yard. Mrs. Livezey mentioned NM PACT directed the staff appreciation signs.

Mrs. Ratcliff was amazed to see the turn-around-time on how Mrs. Livezey and Mrs. Goemaat was able to get things organized for online learning in the short period they had.

Mrs. Sampson asked about the status of Prom and Musical? Mrs. Goemaat said Prom is on hold right now until she gets more guidance on social distancing. Mrs. Goemaat's main concern right now is trying to give seniors the graduation they deserve. Mrs. Goemaat stated the Musical will be on hold until next fall unfortunately without the graduating seniors. Mrs. Goemaat mentions the copyright license has already been purchased for the musical and would like to be able to have a showing.

Mr. Wilkin asked about school starting early for next year? Mrs. Livezey mentioned with the construction and lack of air conditioning school will not start early.

Mr. Wilkin adjourned the meeting at 7:08 p.m.

Cindy Quang
Board Secretary

Dirk Wilkin
Board President