

Special Board Meeting
Wednesday, March 26, 2025 5:30 PM

BOARDROOM @ LCC HIGH SCHOOL
502 Wakefield Street
Laurel, NE 68745-0008

Agenda

- I. CALL MEETING TO ORDER
- II. APPROVAL OF AGENDA AND CHANGES TO AGENDA
- III. EXCUSE ABSENT BOARD MEMBERS
- IV. DISCUSSION ITEMS
 - IV.1. LEGACY GYM ROOFTOP UNIT PROPOSAL
- V. PUBLIC COMMENT
- VI. ACTION ITEMS
 - VI.1. CONSIDER, DISCUSS, AND TAKE NECESSARY ACTION WITH REGARD TO LEGACY GYM ROOFTOP UNIT PROPOSAL
- VII. UPCOMING BOARD MEETINGS, COMMITTEE MEETINGS, AND WORKSHOPS
 - VII.1. REGULAR BOARD OF EDUCATION MEETING - MONDAY, APRIL 14, 2025 (7:00 PM - LAUREL LIBRARY CONFERENCE ROOM)
- VIII. ADJOURN

Legacy Gym RTU Proposal Pricing Comparison - Updated March 2025

Comparison of November 2024 to March 2025 Proposal and Pricing

ONLY ADJUSTED COSTS NOTED - OTHERS REMAIN UNCHANGED

	Nov 2024 Proposal	March 2025 Proposal	Difference	Percentage
Demolition	\$2,070	\$2,570	+ \$500	24.15%
HVAC - Includes Plumbing (Volkman's)	\$269,624	\$276,937	+ \$7,313	2.71%
Electrical (Thompson's)	\$19,975	\$22,540	+ \$2,565	12.84%
Removal of Cloud Below Duct Allowance	\$0	\$5,000	\$5000	-
Subtotal	\$324,924	\$340,302	+ \$15,378	4.73%
Fee (7%)	\$24,747	\$25,823	+ \$1,076	4.35%
Insurance (0.6%)	\$2,093	\$2,184	+ \$91	4.35%
Bond (1.5%)	\$5,706	\$5,954	+ \$248	4.35%
Grand Total	\$386,073	\$402,866	+ \$16,793	4.35%

Inclusions/Clarifications

15. As of 3/14/2025 suppliers are only holding prices week by week. The RTU must be ordered by 03/28/25 for pricing to remain good.



03/14/2025

Laurel Legacy Gym RTU Proposal Clarifications

Inclusions/Clarifications

1. This proposal provides for a complete project scope, but is not based solely on the plans and specifications issued. To ensure the validity of the estimate, we have made some assumptions to ensure a complete and functional project scope.
2. This proposal is based on the Owner providing clear access to the site during construction operations.
3. Cost associated with delays resulting from adjacent project operations and infrastructure work which is not a part of, or under the control of the project team is not included in the proposal.
4. We have not allotted for any days of lost time due to adverse weather per month.
5. The amounts of the Allowances set forth in this document are inclusive of the costs to the Construction Manager for materials and equipment delivered at the site, unloading and handling at the site, labor, installation costs, overhead, profit and other expenses contemplated for the stated Allowances. Any costs for each item that exceed the provided Allowance shall be incorporated into the Contract Sum by Change Order.
6. We have not accounted for differing and/or hidden site conditions that vary from the information contained in the drawings and specifications, or project soils report.
7. Contract terms as agreed to previously.
8. Sales taxes are not included
9. This proposal includes the demo of the existing mezzanine air handler and cap piping to it. The existing air handler and duct work inside of the mezzanine & gym will be removed.
10. We have accounted for a new RTU and associated roof curb as well as the power and gas needed.
11. Pricing does not include the removal and replacement of the ductwork that runs above the stage. It is return air duct for the unit and will be re-used.
12. New duct in the gym to be duct sox and will consist of 4 separate runs located up in the bar joist.
13. The existing louver at the mechanical mezzanine will be removed and the opening made larger for the new ductwork to penetrate and enter the building. No brick patching/toothing is included
14. General Conditions included in this proposal are dumpsters, porta potties, safety, and travel.
15. As of 3/14/25 suppliers are only holding prices week by week. The RTU must be ordered by 3/28/25 for pricing to remain good.

Owner Provided Allowances

1. None



03/14/2025

Allowances

1. Roofing Allowance
 - a. \$7,500
2. Removal of Cloud Below Duct In Legacy Gym Allowance
 - a. \$5,000

Exclusions

1. Owner soft costs
2. Development fees or special assessment fees
3. Impact Fees
4. Building permit
5. Financing costs
6. Moving expenses
7. Owner project contingency (construction contingency included)
8. Utility company charges for distribution system extensions or relocations
9. Monitoring or testing of hazardous materials
10. Special testing, quality control testing, and inspection services
11. Soils borings and investigation expenses
12. Removal and replacement of contaminated soils/materials, hidden structures, or obstacles buried onsite.
13. Soil stabilization or rock excavations
14. Guard services, CCTV, Webcams, or security services
15. Artwork, furnishings, or displays
16. Televisions, computers, business equipment, and accessories
17. Overtime premiums to accelerate the project finish prior to the substantial completion date agreed upon in the Contract.
18. Purchasing of CAD drawings from the A/E
19. Vibration monitoring
20. Architect, engineer, or consultant fees
21. Change to design or construction due to local jurisdiction having authority
22. Asbestos, lead paint, or hazardous material remediation
23. Special disposal of contaminated soils
24. Material escalation
25. Laboratory Equipment
26. Appliances of any kind
27. Water main In-line valves
28. Pond, plantings, fountains, pumps & accessories
29. Bridges of any kind



03/14/2025

30. Audio / Visual Systems & Equipment
31. Owner Furnish/ Owner Installed Equipment
32. Test and Balance, not conducive with a duct sox
33. Controls by Owner, coordination by mechanical contractor
34. Variable lead compressor is not included
35. Removal and replacement of the cloud below the duct in the gym
36. Removal and replacement of stage curtains
37. Removal and replacement of return air duct on the stage
38. Painting
39. Patching
40. Fire Sprinkler or Fire Alarm work
41. Mold remediation
42. Contingencies

List Plans & Specifications

1. Laurel Concord Coleridge Public Schools Addition & Renovation Project
 1. PR-020 Mechanical Unit Replacement Drawings dated, November 30th, 2023.
2. Specifications
 1. None



LCC
Addition & Renovation

Description: Legacy Gym RTU

PR /ASI /RFI No: PR-020

DATE: 03/14/25

ITEM DESCRIPTION	Field Staff	QUANTITY	UNIT	MATERIAL COST		LABOR COSTS		EQUIPMENT COSTS		SUBCONTRACTOR		SUBTOTALS
				U.C.	TOTAL	RATE	TOTAL	U.C.	TOTAL	U.C.	TOTAL	
Self Perform												
Floor, Roof Protection & Lift	1	1	LS	\$6,900.73	\$ 6,900.73	\$ 4,800.00	\$ 4,800.00	\$ -	\$ -	\$ -	\$ -	\$ 11,700.73
Hoisting	1	1	LS	\$5,750.00	\$ 5,750.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,750.00
Interim Cleaning & Material Handling	1	1	LS	\$450.00	\$ 450.00	\$ 7,200.00	\$ 7,200.00	\$ -	\$ -	\$ -	\$ -	\$ 7,650.00
Joint Sealants	1	1	LS	\$173.89	\$ 173.89	\$ 480.00	\$ 480.00	\$ -	\$ -	\$ -	\$ -	\$ 653.89
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					\$ 13,274.62		\$ 12,480.00					\$ 25,754.62
Subcontractors												
Demolition			1 LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,570.00	\$ 2,570.00	\$ 2,570.00
HVAC			1 LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 276,937.00	\$ 276,937.00	\$ 276,937.00
Plumbing (In HVAC number)			1 LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical			1 LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,540.00	\$ 22,540.00	\$ 22,540.00
Roofing Allowance			1 LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
Removal of Cloud Below Duct In Gym Allowance			1 LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 314,547.00	\$ 314,547.00	\$ 314,547.00
Subtotal												
	U.C.	\$			340,302.00							
Change Management	LS	\$			1,000.00							
General Conditions/Supervision	LS	\$			27,603.00							
Fee	7.0%	\$			25,823.00							
Insurance	0.6%	\$			2,184.00							
Bond	1.5%	\$			5,954.00							
Grand Total		\$			402,866.00							



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