

## Special Meeting

**Mission:** "Engaging All Learners to Achieve Success"

The Special Meeting started at 12:00 PM on Monday, November 2, 2020. The meeting was held at Administration Building  
2508 27th Street  
Columbus, NE 68601

Candace Becher: Present

Ken Curry: Absent

Michael Jeffryes: Absent

Doug Molczyk: Present

Theresa Seipel: Present

Douglas Willoughby: Present

### I. Special Meeting

#### A. Call to Order

#### B. Roll Call of Board

Mr. Curry and Mr. Jeffryes were excused from the meeting.

#### C. Pledge of Allegiance

#### D. Notice of Open Meeting Posted

##### 1. President insures all can hear proceedings

E. Board Special Functions

1. Kramer Demo Contract

Mr. Kwapnioski went over the second round of bids with the board. O'Neill Contracting was selected for the demo work because they met all facets of the bid document.

II. Adjourn

I, the undersigned, being the duly qualified Secretary for the School District No. 1 of Columbus, Nebraska, certify that the preceding is a true and correct copy of the minutes of the Regular School Board meeting of Monday, November 2, 2020.

\_\_\_\_\_

President

\_\_\_\_\_

Secretary

# Columbus Public Schools

## District Technology & Operations

To: Board of Education  
From: Leonard Kwapnioski  
CC: Dr. Loeffelholz  
Date: October 28, 2020  
Re: Kramer Demo Contract

I recommend that the board of education accept the bid from O'Neill Transportation & Equipment in the amount of \$49,000 for Demo work phase 1 with a start date of on or before November 16<sup>th</sup>. CPS did receive a second bid that was cheaper (\$38,800) but had a later starting date of around Thanksgiving and CPS staff would be required to perform some of the work. Based on those two issues, Troy, Chip, Mike and I all agree that going with O'Neill is the best choice for CPS.

Let me know if you have any questions.

Thanks

Leonard

# O'NEILL TRANSPORTATION AND EQUIPMENT

Date: October 25, 2020  
Client: Columbus Schools  
Address: 2458 48<sup>th</sup> Avenue  
City /State: Columbus, NE

Proposal Number: 20-229  
Job Location: Kramer Ed Center  
Work Site: Selective Demolition  
Price Valid: 30 days

O'Neill Transportation and Equipment, LLC proposes the following lump sum pricing based upon plans and specifications including all labor, materials, transportation, equipment and disposal:

**Base Bid:** **\$49,000.00**

- Demolition as per plans and specifications
- Includes removal of concrete pad
- Demo storefront glass and doors with CMU underneath
- Saw cut and demo for new footings
- Cut of new door
- Remove stair tower per plans and specifications
- Includes removal of footings

**Schedule:** Negotiable, work to take approximately two to three weeks

**Owner's/Contractor's/Others' Responsibilities:** Mark private utilities, lay out corners of saw cuts.

**Terms:** This bid is subject to the following conditions. Please read them carefully as they directly affect the scope of work and contract terms:

Unless otherwise specified above this proposal excludes:

1. Identification or removal of hazardous materials including asbestos, lead, mold, mercury and others.
2. Dust control, dust protection, and negative air units
3. Lay-out of locations for saw cuts, cores and other demolition activities that require precise locations or dimensions.
4. Temporary enclosures or weatherproofing of demolished items.
5. Removal or relocation of salvage items whether shown on demolition sheet or not.
6. Any work related to fire protection systems. All fire sprinkler systems will need to be disabled in our work area unless specified otherwise in this quote.
7. Any patching or preparatory work for finishes.
8. HVAC, plumbing, electrical demolition or demolition related to other trades.
9. Tothing of CMU, brick or masonry.
10. Any saw cutting, coring or demolition work for other trades including electrical, mechanical, or others. This includes penetrations in walls, floors, and ceilings shown anywhere in the drawings.
11. Shoring design or construction

PO Box 2202 Grand Island, NE 68802  
P 308-384-1690 F 308-381-1697  
pat@oneillwr.com

# O'NEILL TRANSPORTATION & EQUIPMENT

Owner / GM / CM responsibilities:

12. Cut, cap and make safe all utilities
13. Mark any utilities to remain
14. Mark locations for saw cuts and demolition of items requiring precise location or tolerances including doorways, windows, trenches, etc....

Miscellaneous terms include:

15. Mastic removal shall include mechanical means only. Floors will be scraped but no chemical mastic remover will be used unless specified otherwise.
16. We include disposal in all of our prices except during sub phases. Any mobilization where less than 5% of the project is being completed we reserve the right to use the GC/CM dumpster with no change in pricing.
17. Salvage materials not specifically shown on the drawings to be returned become the property of O'Neill Transportation and Equipment. If the bid specification include a general term that indicates the owner has a blanket salvage right they must remove the salvage materials prior to our arrival.
18. Cleaning is limited to our work area only and will include broom cleaning. Vacuuming, HEPA vacuuming, or mopping is an additional charge.
19. Removal of floor and ceiling finishes is limited to the number of layers shown on the drawings. Additional layers of flooring, ceilings or walls is subject to an additional charge. The owner / contractor will be made aware of any additional charges prior to the work commencing.
20. Insurance coverage is limited to the certificate attached. Any additional requests (waiver of subrogation, etc...) is subject to an additional charge.
21. No retainage to be held on projects under \$30,000.00. Retainage on projects over 1 year shall be released at the end of each phase.

**Payment and Performance Bond:** Available upon request for an additional 3.4%

**Invoices:** Invoices will be submitted as follows: Monthly

Proposed:

Accepted:



Patrick O'Neill - President

Owner

Cuba Construction LLC  
5151 38th Ave  
Columbus, NE 68601  
cell# 402-563-4762

# Estimate

Number E216  
Date 10/27/2020

Bill To  
Columbus Public Schools  
Columbus, NE, 68601

Terms Project

Description	Quantity/Hours	Price/Rate	Tax	Amount
Demo 2 Story Entrance on West Side School, cut Roof, brick & Take Off Siding. Dig out foundation, pack in dirt, rough cut only. Haul away 2 Door entrance frames, 2nd Story take apart mechanical as needed.				\$38,800.00

East Side

Outside concrete pad tear out & haul away

Tear out widows & frame, doorways, bottom brick. (School to make temporary wall)

Saw cut & jackhammer 3 pads inside

Take out frame & doorway

(Any temporary closers by School)

All Utilities disconnected by School

All material is guaranteed to be as specified and the above work to be performed in accordance with the specifications submitted, with payments to be made as follows:

Sub Total	\$38,800.00
Sales Tax 7.00% on \$0.00	\$0.00

This estimate may be withdrawn, if not accepted in \_\_\_\_\_ days.

Total	\$38,800.00
-------	-------------