

Special Meeting of the Board of Education

Mission:"Engaging All Learners to Achieve Success"

The Special Meeting of the Board of Education started at 12:00 P Mon Friday, July 25, 2014. The meeting was held at Columbus Public Schools Administration Building 2508 27th Street Columbus, NE 68601
2508 27th Street
Columbus, NE 68601

Candace Becher: Present
Ken Curry: Present
Alan Dostal: Present
Mike Goos: Absent
Francis Kuehler: Present
Theresa Seipel: Present

I. Call to Order

II. Pledge of Allegiance and Roll Call

III. Open Meeting Notice of Posted Law

No one spoke to the board.

IV. President Insures that all can hear the proceedings

V. Opportunity For Public To Be Heard

VI. Phase III Architectural Contract

Superintendent Dr. Troy Loeffelholz reminded the board this was the 3rd phase of the architectural contract which was split out into three phases. Since the passage of the bond, DLR has been operating under an hourly rate not to exceed a certain amount. Pat Phelan with DLR told the board that even though the plan was going to be modeled after Aberdeen Central High School, there will still be modifications to fit CHS and its™s program plan. Phelan said the rest of the amount is for architectural fees and other items. He said there are also parts of the project that are not being covered by the bond such as the paving of the roads. Hausmann said even though he is not responsible for the entire amount, he will still keep track of the costs associated with the bond issue.

VII. Construction Manager at Risk Contract

Dr. Loeffelholz said he recommends the board take action on the Construction Manager at Risk Contract with Hausmann Construction. He said when you break down the cost, it is a 6.26 percent overall fee. Hausmann Construction will bond the entire project, and the district will give them an allowance to Double Bond, which allows more local people to be involved in the process. Dr. Loeffelholz said this will give the firm flexibility to keep dollars local. Hausmann said the fee is based on personnel and overhead profit and risk. He said attachment B outlines the hourly rate and details. Board member Ken Curry questioned if the hourly fees were comparable to other places. Dr. Loeffelholz said CPS was compared to

the Norris project, and it works out to between \$7 to \$10 an hour more per person than their project over two years ago. Dr. Loeffelholz said the bonding risk and overrun and inflation contingencies are taken out the cost, and the overall cost is closer to 5.4 percent. Hausmann said his company will be bonding the entire project and ensuring all bills are paid in regards to performance. He said the double bond is a guarantee to CPS. Hausmann said if every sub was bonded, the cost would be \$850,000 to \$900,000. In order to allow local contractors who can't provide a bond option, this will allow them to bid on projects. Hausmann said if subs are expected to be bonded, the price will increase 1 to 2 1/2 percent. He said the district and he can decide who on the project needs to be bonded. Dr. Loeffelholz said part of the agreement with Hausmann Construction is that it is guaranteed the academic and office areas be completed by the end of October 2016 and by December 15th, 2016 the gym and auditorium will be complete. Hausmann said it will be difficult for the district to occupy the building by August 15 because this would mean it would need to be finished by May or June, which won't happen. He said a mid-semester occupation is more realistic. Dr. Loeffelholz said a lot hinges on when the pre-grading work can start. He said the administration will begin negotiating with the Mr. Goedeken about purchasing his yield, so work can start in October instead of having to wait until November. The first meeting with the Mr. Goedeken will be next week.

VIII. Adjourn

The Board adjourned at 12:22 p.m.

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 Friday, July 25, 2014.

President

Secretary