

**MINUTES OF MEETING OF BOARD OF SCHOOL TRUSTEES
OF
CLAY COMMUNITY SCHOOLS**

A Special Session of the Clay Community Schools Board of Trustees was held at the Central Administrative Office, 1013 S. Forest Avenue, Brazil, IN 47834, on Wednesday, October 19, 2016. Tom Reberger, Kevin Kumpf, Scott Hill, Ron Scherb, and Amy Burke Adams were present. Fred Froderman and Shane Wiram were absent.

I. Call to Order

The special session meeting was called to order at 6:00 p.m. by Board President Ron Scherb.

II. Approval of Contract Awards for Clay City Jr/Sr High School/Northview High School/North Clay Middle School Projects

Mr. Lance Gassert of Garmong Construction reported that his firm had assembled the bids for the above-named projects and had vetted through the bidders. The bids came in within 2% of what the budget was, so if the Board would approve the contracts that were being presented at this meeting, they would essentially be on budget and would enter the projects with a 5% contingency. A list of contract award recommendations had been presented to the board members, and Mr. Gassert requested approval from the school board to allow Garmong Construction to issue the contracts. All of the numbers presented to the school board were for the lowest responsible bidder throughout the process. Mr. Gassert noted that once the contracts have been awarded, some of the contractors had given Garmong a voluntary alternate for value engineering, so they have found ways inside of the projects to continue to save dollars.

Mr. Gassert also noted that there had been alternates bid with these projects. At Clay City Jr/Sr High School, alternate #1 was for the stage lighting, stage dimming system, the curtains for the front of the stage, and the curtains that go around the back of the stage, and Mr. Gassert recommended keeping that inside of the project and award that contract. Also in regard to the Clay City project, one bidder, Anthony Anderson, was being unresponsive because they did not put their financial statement inside the packet. They had therefore worked with SDR, the lowest responsible bidder, and that firm had proposed a value engineering reduction that would not only go down to the lowest bid, but would take the bid \$60,000 past that. The way to achieve that savings would be to simply change one of the manufacturers for the stain to be applied to the exterior pre-cast concrete. The change had been vetted with the design team, and they had been in agreement that the value would be well worth taking that credit. The way this would be done would be to award the bid value, but inside of their contract would be a voluntary alternate, stated in writing, for that exact product, with that deduct value. As the contracts are issued, Change Order #1 will be issued with those in order to receive that credit.

At Northview High School, there were nine alternates. Alternate #1 was the baseball netting; the bid for the baseball net for Alternate #1 submitted by the low bidder for Bid Package #1 was substantially higher than everyone else's bid for the alternate.

Therefore, in that situation, they would not recommend awarding the baseball net to that contractor; rather, they would allocate \$100,000 inside the project budget and then come up with a design for \$100,000 and re-solicit proposals for that specific piece.

Alternate #2 at Northview High School was for refinishing the roofing panels. Garmong was not going to award that contract at this time because the price came in at \$516,000, and they felt they could come up with a solution that was less expensive. The half million dollars was going to be kept inside the budget at this time, and it was to be dealt with at a later date by re-soliciting proposals specifically for metal roof coat refinishing.

Alternate #3 was for demolishing the existing lift station and putting in a new lift station and was a really good value based on previous quotes they had received; they recommended that award, which was reflected in the contract values.

Alternate #4 was for replacing the boys' athletic lockers at North Clay Middle School. They recommended awarding that, based on the value.

Alternate #5, for security cameras, was not being taken out of the budget; rather, the school corporation's technology department was going to weigh in as to whether they wanted to carry that contract direct or let Garmong manage it. Either way, it would be worth \$46,000 and either way, it would come out of the construction budget. The contract was to be awarded with those dollars in, and then their contract would reflect a credit of \$46,000, if the school corporation chose to pull that from the scope of work.

Alternate #6 was for cutting some new masonry vents into North Clay Middle School to help alleviate the spalling of the brick. In a situation similar to Alternate #1, the low bidder for Bid Package #2 was twice the price for the alternate as everybody else, so Garmong did not recommend awarding that. They recommended carrying an amount equal to the low bid for Alternate #6 as a budget placeholder. Mr. Gassert had spoken with the low bidder, and the low bidder had commented that there had been a lot of unknowns in the bid documents. Garmong is going to try to work with the low bidder to achieve the budget; if they can't, they will go out and solicit specific proposals just for that scope of work.

Alternate #7 was changing the roofing membrane at Northview from a PVC product, which is the high end, to a TPO product, which is just a bump down; however, the value wasn't there, so Garmong wanted to stick with PVC roofing, which they considered the best option.

Alternate #8 was the paint product. Once Garmong found out there was a value at Clay City for switching the exterior stain manufacturer, they solicited the alternate on Northview High School so they could get that pricing. The low bidder actually did not bid that alternate during bid time, so Mr. Gassert called them and asked them to provide the price, and the price came back at a credit of \$90,000. The contract is to be awarded at their base bid amount; Voluntary Alternate #1 will be in their contract and will be executed immediately to save that \$90,000.

Alternate #9 was simply to determine what the value of the landscape plantings were. Based on the way the budget came in, they can afford the landscape plantings, so Garmong recommended keeping those intact.

Mr. Kumpf moved to approve contracts for North Clay Middle School, Northview High School, and Clay City Jr/Sr High School. Mr. Hill seconded, and the motion was approved by a 5-0 vote.

A list of the approved contract award recommendations will become a part of the official minutes.

III. Building Project Update

Mr. Gassert noted that the next step was for the bonds to be sold, which had tentatively been scheduled for October 27; his hope was that on October 28 or soon thereafter, contracts would be in the hands of the individuals that had been recommended. As soon as November 1, he expected to have a superintendent on site at Northview, as well as at Clay City.

Mr. Gassert then provided an overview of how the construction would take place. He noted that they would start at Northview High School and would be focused outside, on the new square footage construction. They would start immediately laying out utility relocation and stripping top soil at both the new student activities center and the new math addition. They would also start to coordinate the move to get the weight rooms emptied out and relocated; those buildings would then be demolished.

At Clay City, they would begin by laying out the new student activities center, a small addition for mechanical space near the front door, and the new band addition.

An initial phasing plan had been presented to the teachers and they had been walked through the process. The plan is to build multiple small parts in pieces in order to keep the schools functional throughout the entire process. The current schedule indicates a completion date for February of 2019. The student activities centers should be completed by November of 2017. Completing the new spaces will allow for a more flexible space when teachers are moved inside the buildings during the remodel portion of the projects.

Mr. Scherb wanted to know what would be done with the old weight room. Mr. Gassert explained that the weight room would become the property of the successful demolition contractor and would probably be recycled. The equipment inside of the old weight room would be moved.

Mr. Scherb next asked about criminal background checks on the workers. Mr. Gassert's response was that Garmong would manage the process of making sure that anybody working on site has passed the criminal background check. They will be using the same service that the school corporation currently uses, with the same process and

the same criteria. Mr. Gassert added that every person on site would be identified with a sticker that is registered to a number.

Groundbreaking ceremonies had been tentatively scheduled for October 26, at 10:00 a.m. for Clay City and 2:00 p.m. for Northview. It was explained that for the North Clay Middle School project, there would not be any ground actually turned because everything for that building was interior work, so there would not be a separate groundbreaking ceremony at that building.

IV. Adjournment

Having exhausted all agenda items, the meeting was adjourned at 6:21 p.m.

The meeting was audio recorded and copies may be requested by contacting the Central Administrative Office.