



Red Oak Community School District
1901 N. Broadway Street, Suite A
Red Oak, Iowa 51566
712.623.6600
www.redoakschooldistrict.com

Special Board of Directors Meeting

Meeting Location: Red Oak High School Media Center
Red Oak High School Campus

April 30, 2018 – 7:30 pm

- Agenda -

- 1.0 Call to Order – Board of Directors President Mark Johnson
- 2.0 Roll Call – Board of Directors Secretary Deb Drey
- 3.0 Approval of the Agenda – President Mark Johnson
- 4.0 Public Presenters/Guest and Visitors Addressing the Board-None
- 5.0 Communications – none
- 6.0 Consent Agenda – none
- 7.0 General Business for the Board of Directors
 - 7.1 Old Business - none
 - 7.2 New Business
 - 7.2.1 Discussion/Approval of Project Budget Summary as presented pg 1
 - 7.2.2 Discussion/Approval of Alternates pg. 2-8
 - 7.2.3 Discussion/Approval of award of contracts for High School Bid Packages and Inman Elementary Bid Packages pg 9
- 8.0 Reports – None
- 9.0 Next Regular Board of Directors Meeting: Monday, May 14, 2018 – 7:00 pm
Red Oak High School Media Center
Red Oak CSD High School Campus
- 10.0 Adjournment

PROJECT SUMMARY

High School Totals

Construction	\$	19,891,699
Architectural Fees	\$	1,533,000
Asbestos Abatement	\$	87,000
AV/Technology Allowance	\$	188,848
Special Inspections/Testing	\$	45,000
Geotech	\$	4,000
Survey	\$	5,500
Temp Classrooms	\$	100,000
Middle School Abatement Allowance	\$	135,000
Middle School Demolition Allowance	\$	850,757
FFE	\$	839,345
	\$	23,680,149

Inman Totals

Construction	\$	2,439,858
Architectural Fees	\$	292,000
AV/Technology Allowance	\$	35,971
Special Inspections/Testing	\$	25,000
Geotech	\$	6,300
Survey	\$	9,800
FFE	\$	159,875
	\$	2,968,804

Project Total	\$	26,648,953
Delta From Bond	\$	(2,511,047)

Additional Project Costs

Utility Fees	TBD
Phone System Equipment	TBD
Site Signage	TBD

ALTERNATES SUMMARY

High School

1 Add Weight Room D119 to West Side of New Gymnasium	\$ 422,386
2 Add New Field House	\$ 1,023,924
3 Add Metal Panels Above Windows at North Classroom Wing	\$ 51,447
4 Remove Existing Lockers in Area B and Replace with New	\$ 29,286
5 Alternate Precast Formliner and Color	\$ 192,810
6 Add West Parking Lot (26,000 SF)	\$ 293,501
7 Replace Auditorium Curtains and Provide Projection Screen	No Bid
8 Re-Pave East Loop Drive	\$ 116,416
9 Re-Pave Northeast Parking Lot	\$ 249,450
10 Mobile Induction Cooking Station, Undercounter Refrigerator	\$ 19,821
11 Hot Water Dispenser, Water Filter Assembly, Mobile Milk Cooler	\$ 5,434
12 Undercounter Refrigerator, Frozen Yogurt Machine	\$ 10,852

Inman

1 Add Stage 110 to West Side of Existing Gym	\$ 414,252
2 Replace Roof at Existing School	\$ 573,252

2

HIGH SCHOOL SUMMARY

Project Subtotal	\$	16,795,161	<i>Subcontractor Contracts Plus Reimbursables Refer to following page</i>
Additional Construction Costs			
Supervision	\$	1,037,099	
Travel Costs	\$	131,040	
Project Management	\$	486,027	
Preconstruction Fees	\$	119,967	
Temporary Utilities	\$	26,800	
Temporary Facilities, Trailers, Office	\$	97,878	
Temporary Protection	\$	14,552	
Safety	\$	39,736	
Final Clean	\$	26,000	
Permit	\$	30,000	
Owner Construction Contingency	\$	350,000	
CM as Agent Fee	\$	737,439	
Project Total	\$	19,891,699	

3

INMAN ELEMENTARY SUMMARY

Project Subtotal	\$	1,796,416	<i>Subcontractor Contracts Plus Reimbursables Refer to following page</i>
Additional Construction Costs			
Supervision	\$	241,827	
Travel Costs	\$	41,840	
Project Management	\$	99,532	
Temporary Utilities	\$	9,250	
Temporary Facilities, Trailers, Office	\$	35,597	
Temporary Protection	\$	3,902	
Safety	\$	12,542	
Final Clean	\$	2,000	
Permit	\$	6,500	
Owner Construction Contingency	\$	100,000	
CM as Agent Fee	\$	90,452	
Project Total	\$	2,439,858	

4

HIGH SCHOOL BID PACKAGE SUMMARY

Package #	Company	Contract Amount		
		Contractor Bid	Change Allowance	Anticipated Reimbursable Cost
1, 5A	Leick	\$ 802,000	\$ 50,000	\$ 852,000
	Site Maintenance			\$ 82,270
	Layout/Survey			\$ 30,000
	Temporary Roads			\$ 6,000
2	Crain	\$ 100,000	\$ 10,000	\$ 110,000
	Site Maintenance			\$ 13,712
4	Peitzmeier	\$ 224,000	\$ 15,000	\$ 239,000
5	Precision	\$ 537,500	\$ 40,000	\$ 577,500
	Site Maintenance			\$ 41,135
	Interim Cleaning			\$ 19,757
	Material Handling			\$ 8,132
6, 16	Senegal	\$ 668,160	\$ 35,000	\$ 703,160
	Interim Cleaning			\$ 19,757
7	Seedorff	\$ 766,160	\$ 40,000	\$ 806,160
	Interim Cleaning			\$ 19,757
8	4G	\$ 223,270	\$ 8,000	\$ 231,270
9	Coreslab	\$ 637,740	\$ 5,000	\$ 642,740
10	Atlas	\$ 238,200	\$ 8,000	\$ 246,200
	Material Handling			\$ 8,132
11	Building Crafts	\$ 1,850,000	\$ 115,000	\$ 1,965,000
	Interim Cleaning			\$ 39,514
	Material Handling			\$ 24,395
12	ARC	\$ 63,762	\$ 5,000	\$ 68,762
13	Scott Enterprises	\$ 1,037,000	\$ 15,000	\$ 1,052,000
14	Bil-Den	\$ 461,970	\$ 40,000	\$ 501,970
15	Hilsabeck Schacht	\$ 579,480	\$ 45,000	\$ 624,480
	Material Handling			\$ 16,263
	Interim Cleaning			\$ 39,514
17	Galaska	\$ 341,587	\$ 20,000	\$ 361,587
	Interim Cleaning			\$ 19,757
18	Anderson Ladd	\$ 99,809	\$ 10,000	\$ 109,809
19	Midwest Restaurant Supply	\$ 431,732	\$ 20,000	\$ 451,732
20	O'Keefe	\$ 88,790	\$ 5,000	\$ 93,790
21	Summit	\$ 288,000	\$ 20,000	\$ 308,000
	Material Handling			\$ 8,132
22	Camblin	\$ 3,756,000	\$ 75,000	\$ 3,831,000
	Commissioning			\$ 20,000
	Temporary Heat			\$ 35,000
	Interim Cleaning			\$ 19,757
	Material Handling			\$ 8,132
23	Drees	\$ 2,437,000	\$ 75,000	\$ 2,512,000
	Material Handling			\$ 8,132
	Interim Cleaning			\$ 19,757
		\$ 15,632,160	\$ 656,000	\$ 16,795,161

5

INMAN ELEMENTARY BID PACKAGE SUMMARY

Package #	Company	Contract Amount		
		Contractor Bid	Change Allowance	Anticipated Reimbursable Cost
1	Leick	\$ 58,200	\$ 5,000	\$ 63,200
	<i>Site Maintenance</i>			\$ 34,519
	<i>Layout/Survey</i>			\$ 4,000
	<i>Temporary Roads</i>			\$ 2,000
2	Crain	\$ 39,000	\$ 2,000	\$ 41,000
	<i>Site Maintenance</i>			\$ 6,904
3, 7, 8	Building Crafts	\$ 339,000	\$ 15,000	\$ 354,000
	<i>Interim Cleaning</i>			\$ 8,298
4	Precision	\$ 201,000	\$ 12,000	\$ 213,000
	<i>Site Maintenance</i>			\$ 27,615
5, 12	Senegal	\$ 40,500	\$ 3,000	\$ 43,500
	<i>Interim Cleaning</i>			\$ 4,149
6	Smith Brothers	\$ 226,088	\$ 10,000	\$ 236,088
9	Scott Enterprises	\$ 36,500	\$ 2,000	\$ 38,500
10	Red Oak Glass	\$ 128,000	\$ 5,000	\$ 133,000
11	Hilsabeck Schacht	\$ 63,970	\$ 3,000	\$ 66,970
	<i>Interim Cleaning</i>			\$ 8,298
13	Commercial Flooring	\$ 17,663	\$ 1,500	\$ 19,163
	<i>Interim Cleaning</i>			\$ 4,149
14	Ahern	\$ 130,569	\$ 10,000	\$ 140,569
	<i>Interim Cleaning</i>			\$ 8,298
15	Camblin	\$ 199,900	\$ 10,000	\$ 209,900
	<i>Commissioning</i>			\$ 3,000
	<i>Interim Cleaning</i>			\$ 4,149
16	Drees	\$ 110,000	\$ 8,000	\$ 118,000
	<i>Interim Cleaning</i>			\$ 4,149
		\$ 1,590,390	\$ 86,500	\$ 1,796,416

6

General Conditions and Reimbursable Expense

Construction Manager's General Conditions and Reimbursable Items include the following:

Superintendents, Project Engineers, Project Manager, Contract Administrator, Per Diem, Travel/Mileage, Trucks, Project Tracking Software (ProCore), Phone (Trailers), Cell Phones, Internet (Trailers), Temporary Partitions, Temporary Toilets, 1st Aid and Safety, Safety Inspector, Plan Repos/As Builts, Office Supplies (Trailer), Postage/Mailing, Field Offices (Trailers), Storage Trailers, Computers & Supplies, Drinking Water and Ice, Handling of Owner Materials, Floor Protection, Street Cleaning, Temporary Fence, Pumping Water, Project Dumpsters, Miscellaneous Cleanup, Final Cleanup, Project Signs, Permits, Miscellaneous Equipment, General Labor, Survey and Layout, Commissioning, Temporary Heat, Temporary Roads, Site Maintenance, Preconstruction Fees, Fire Protection.

7

ALTERNATES SUMMARY

High School

1 Add Weight Room D119 to West Side of New Gymnasium	\$ 422,386
2 Add New Field House	\$ 1,023,924
3 Add Metal Panels Above Windows at North Classroom Wing	\$ 51,447
4 Remove Existing Lockers in Area B and Replace with New	\$ 29,286
5 Alternate Precast Formliner and Color	\$ 192,810
6 Add West Parking Lot (26,000 SF)	\$ 293,501
7 Replace Auditorium Curtains and Provide Projection Screen	No Bid
8 Re-Pave East Loop Drive	\$ 116,416
9 Re-Pave Northeast Parking Lot	\$ 249,450
10 Mobile Induction Cooking Station, Undercounter Refrigerator	\$ 19,821
11 Hot Water Dispenser, Water Filter Assembly, Mobile Milk Cooler	\$ 5,434
12 Undercounter Refrigerator, Frozen Yogurt Machine	\$ 10,852

Inman

1 Add Stage 110 to West Side of Existing Gym	\$ 414,252
2 Replace Roof at Existing School	\$ 573,252

8

HIGH SCHOOL + INMAN

CONTRACT AWARD RECOMMENDATIONS

High School

Package #	Company	Contract Amount
1, 5A	Leick Construction, Inc.	\$ 852,000.00
2	Crain Construction	\$ 110,000.00
4	Peitzmeier Demolition	\$ 239,000.00
5	Precision Concrete Services, Inc.	\$ 577,500.00
6, 16	Senegal Specialty Contracting	\$ 703,160.00
7	Seedorf Masonry, Inc.	\$ 806,160.00
8	4G Steel Fabrication	\$ 231,270.00
9	Coreslab Structures	\$ 620,540.00
10	Atlas Steel Erection, Inc.	\$ 246,200.00
11	Building Crafts, Inc.	\$ 1,965,000.00
12	ARC Document Solutions	\$ 68,762.00
13	Scott Enterprises, Inc.	\$ 1,092,000.00
14	Bil-Den Glass	\$ 501,970.00
15	Hisabeck Schacht, Inc.	\$ 624,480.00
17	Galaska and Son, Inc.	\$ 361,587.00
18	Anderson Ladd	\$ 109,809.00
19	Buller Fixture	\$ 451,800.00
20	O'Keefe Elevator Company, Inc.	\$ 93,790.00
21	Summit Companies	\$ 308,000.00
22	Camblin Mechanical, Inc.	\$ 3,831,000.00
23	Drees Heating and Plumbing, Inc.	\$ 2,512,000.00
*24	Henningsen Const., Inc.	\$ 985,964.00
	*If Alternate 2 Accepted	
		\$ 17,291,992.00

Inman Elementary

1	Leick Construction, Inc.	\$ 63,200.00
2	Crain Construction	\$ 41,000.00
3,7,8	Building Crafts, Inc.	\$ 354,000.00
4	Precision Concrete Services, Inc.	\$ 213,000.00
5,12	Senegal Specialty Contracting	\$ 43,500.00
6	Smith Brothers Masonry	\$ 236,088.00
9	Scott Enterprises, Inc.	\$ 38,500.00
10	Red Oak Glass Company	\$ 133,000.00
11	Hisabeck Schacht, Inc.	\$ 66,970.00
13	Commercial Flooring	\$ 19,163.00
14	Ahern Fire Protection	\$ 140,569.00
15	Camblin Mechanical, Inc.	\$ 209,900.00
16	Drees Heating and Plumbing, Inc.	\$ 118,000.00
		\$ 1,676,890.00