

10/15/18 Closed Session

Mark Twain New Elementary Building

Directors went into closed session at 7:28 p.m. Directors took a lengthy break before they began discussion.

Members presented:

Directors Castro, Champion, Holland, Lynch, Pyevich Staley, and Struck

Mike Raso, Superintendent

Dallon Christensen, Finance Director

Jerod Engler, Bush Construction

David Farmer, Treasurer

Caroline Olson, MT Principal

Colleen Skolrood, Board Secretary

Mark Twain Construction

Jerod Engler of Bush Construction clarified the project schedule and requirements that were sent out in BCSD CMA request for proposals.

- In BCSD RFP it states project schedule is “Anticipated project start date is summer of 2018. Anticipated completion date is before the end of December 2019”
- Bush Construction fee schedule shows fee going through December 2019
- Bush Construction RFP preliminary schedule shows being complete with building 10/1/19 and project being complete 12/30/19

Site Redesign:

Four key things transpired over the site redesign that had a negative effect on the schedule but a positive effect on the budget.

- Slope stability
- Home acquisition
- Spoiling soils in SW ravine
- Raising building pad up 3 feet

Schedule Impacts:

- Bush Construction RFP schedule showed bid date of 9/7/18 with precast and structural steel
- They had to get the site resolved first therefore the actual bid date for precast and structural steel slipped to 10/4/18. The result for the district resulted in a savings of \$1.2M.
- Lost four weeks in redesign time

Material Procurement:

Bush Construction made assumptions when they originally put the schedule together based on past project experience.

- RFP preliminary schedule showed forty working days for shop drawings and procurement process of precast. RFP scheduled showed a bid date of 9/7/18 and precast arriving on site on 12/13/18
- Once selected as Construction Manager and notified precast would be used, Bush Construction discussed with multiple precast companies and found out unusual procurement durations due to industry workloads. Procurement is a minimum of seventy working days. Precast bids happened on 10/8/18 and precast is scheduled to arrive on 2/11/19
- Lost six weeks due to material procurement shortages

Due to unforeseen conditions, the project suffered a ten-week schedule delay from the RFP schedule.

Bush Construction, Legat Architects, and BCSD Building Committee have evaluated three different options for completion of demolition of existing Mark Twain Elementary school, parking lot, playground, and site work.

Option 1 – Move to Ross College

Relocate Mark Twain and Thomas Jefferson students in grades 2nd through 5th to existing Ross College location. This would allow for complete project to be done November 30, 2019.

Cost Implications:

- Cost to lease building - \$90,000 for 6 months
- Upgrade to interior walls – fire taping/caulking per code
- Construction of new secure entrance
- IT connections
- Owner costs (transportation, fencing, signage, etc.)
- Overrun restroom facility
- Access control at three doors

Total rough costs - \$268,000

Advantages:

- No students on site during demolition and peak construction of building – safer site
- Minimizes student distraction from construction activities
- Plenty of parking and drop off area

Disadvantages:

- Off-site location
- Temporary overrun restrooms – note: there are restrooms within the current facility, these are only overrun restrooms
- Not a traditional elementary school environment

Option 2 – Temporary Trailer Facility

Relocate Mark Twain and Thomas Jefferson in grades 2nd through 5th grade students to temporary trailer facility. Location would need to be discussed further. This would allow complete project to be done November 30, 2019.

Cost Implications:

- Rental of trailers
- Electrical/IT setup and teardown costs
- Plumbing setup and teardown costs
- Weekly sanitary services
- Owner costs
- Security

Total rough costs - \$525,000, not including utilities

Advantages:

- No students on site during demolition and peak construction of building – safer site
- Project 100% complete by end-of-year 2019, including playgrounds, site work and parking lot
- Minimizes student distraction from construction activities
- If at Thomas Jefferson, minimal transportation time
- More traditional school environment
- IT at site

Disadvantages:

- Off-site location
- Location – students will have to walk from trailer to trailer
- Security
- Utilities
- Parking/drop off location
- Negative trailer perception

Option 3 – Demolition and Site work spring 2020

Complete demolition of existing building, parking lot, and site work March 15, 2020 to July 31, 2020. New school would be turned over to school on November 30, 2019 and would start spring 202 to complete demolition, parking lot, and site work.

Cost Implications:

- Construction Management general conditions
 - Staff costs
 - Reimbursables (job site office supplies)
- Construction Management Cost of Work General Conditions
 - Office trailer, dumpsters, portable toilets, site fencing, dumpsters, traffic control, cleaning, etc.
- Temporary sidewalk install and removal
- Prime contractor mobilization and price escalation

Total Rough Costs - \$238,000

Advantages:

- Students stay at Mark Twain
- School amenities within school (exterior will not be complete)

Disadvantages:

- Parking/drop off will be limited
- Existing parking lot to be demoed in May 2020 – no parking spots
- Student safety
- No playground, permeant parking lot, landscaping until August 2020
- Temporary sidewalks
- Moving into new building with site work not complete
- Project not complete until August 2020

Director Pyevich said it sounds like Bush is pushing for option 1. He asked if there are costs that can be recouped.

Director Staley asked what the savings will be by not using Mark Twain for six months. He also asked what can be used in terms of the building budget for the first six-months. Do these costs have to come out of the project costs or operating budget. Dallon will look into it.

All three options will use Thomas Jefferson for K-1.

The plan is to move into the new building over winter break.. The decision on which option the board chooses to go with will need to be made by November 5th.

It was noted that there is not a gym or playground at Ross College, but there is a large room that will be used as multipurpose room as well as blacktop out back.

Caroline Olson, Mark Twain Principal, said she has thought a lot about this and what is best for parents and students and she believes having it all complete and not having to transport students would be the best option. She said that will limit the amount of time everyone is at a disadvantage.

Director Lynch recommended a caveat at the end of the lease with Ross College to go month to month if need be and if we go that direction.

Director Struck asked if we are going to put any of these options out and get parent input before the board makes a decision. Directors thought a good place to start with this information would at the PTA meetings. Directors suggested keeping it high level. Director Struck recommended sending out an e-blast prior to the board meeting. Chris Andrus noted that the district does not have a contract with Ross College, only their word, and asked that directors keep the location confidential.

Directors agreed they do not like option 2, but want to keep it on the list of options that have been explored. They also agreed that none of the options are ideal. They agreed option 1 was the best option and option 2 was the worst option. Director Struck asked if the vote could be pushed back until after the G.O. Bond vote. There was some discussion on when was the right time to reveal the options to the public. Directors agreed to wait until after the G.O. Bond vote.

Directors returned to open session at 8:21 p.m.