

Laurel-Concord-Coleridge School

ACCOUNTABILITY & DESIGN COMMITTEE

October 27, 2021

7:00 pm

Meeting Agenda/Minutes

- **Welcome and Introductions**

- Present: *Reagan Kuhlman, Deagan Puppe, Jackson Hall, Carter Korth, Andrea Johnson, Melissa Graham, Craig Gutz, Kevin Krei, Carolyn Alt, Susie Koranda, Kim McCorkindale, Pat Harrington, June Koester, Jean Granquist, Alex Glaubius, Nate Sims, Denise Kinkaid, Jermey Christiansen, Paige Parsons, Ken Swanson, Mark Leonard, Carol Erwin, Dan Kuhlman*
- Absent: *Lanita Recob*

- **Project Updates**

- CWP Architects (Bob Soukup)
 - Design Updates - What has changed?
 - Next Steps and Estimated Timeline
 - Presentation of Finish Samples

Bob Soukup provided updates related to the Design Development phase of the project. Recent work has focused on mechanical, electrical and plumbing systems. Plans for electrical service call for one transformer compared to the current three in use. Some modifications were made to the parking and traffic patterns to accommodate semitrailer deliveries. Mr. Soukup also discussed exterior materials, as well as phasing adjustments focused to keep the kitchen operational throughout Phase 1. Mr. Soukup reported that the State Fire Marshal's office was onsite to conduct a pre-construction walkthrough which went well with only a few items to address in non-construction areas. Jeremy Christiansen shared that a similar pre-construction walkthrough with a Fire Marshal lens will be conducted in areas being considered for alternate learning spaces (e.g., city auditorium, fire hall). Mr. Soukup noted that he would be looking to schedule meetings with teachers/school staff again to share and revisit the designs. An estimated timeline was shared noting Design Development plans completed in the next two weeks and Construction Document plans completed near the end of January. It is expected that the Guaranteed Maximum Price (GMP) will be established by the end of February. The A&D Committee will have at least 3 more meetings prior to that time.

- Hausmann Construction (Steve Thiele, Matt Miller, John Wieser)
 - Schematic Design Budget Update
 - Estimated Project Phasing
 - Estimates:

- Phase 1 (HS Demo/New Construction)
 - April/May 2022 - Spring 2023
- Phase 2 (Elem Renovation/New Construction)
 - May 2023 - December 2023
- Alternate Learning Spaces
 - Portable Classrooms (estimating 4)
 - Onsite Space (Conference Rm, Board Rm, Stage)
 - City Auditorium/City Office/ED Office/Sr. Center
 - Old Fire Hall (STS/Industrial Tech)
 - Also could consider: Presbyterian Church space
 - Still Needing to Identify Space for Weight Room/Fitness Center (prioritizing continued community access)
 - Modifications to Bell Schedule/Passing Periods
 - Busing between off-site locations
 - Storage Pods (custodial, kitchen)
 - Off Site Storage for school materials, supplies, furniture, etc.
- Next Steps and Estimated Timeline

John Wieser with Hausmann Construction shared information and updates related to the Schematic Budget documents. It was noted that this level of budget estimation remains early in the design process and will be adjusted over the next few months. John made note of estimated costs related to site and foundation work, specifically in relation to the ground under the storm shelter/multipurpose room. He also shared supply chain challenges related to precast resulting in decisions to use block and mortar. The next budget revision will come about two weeks after the next set of designs are delivered in early November.

Research and conversations continue with community partners to identify and plan for alternate learning spaces for use throughout the construction phases.

- D.A. Davidson (Cody Wickham)

No updates or reports at this time.

- A & D Committee Next Steps
 - Opportunities to visit other schools/projects (similar scope and/or design)
 - **Monday, November 1st**
 - Group A Schedule
 - 7:00 am Depart for Elkhorn
 - 9:00 am - 10:00 am Elkhorn North (*masks*)
(Science Labs; Classrooms)
 - 10:00 am - 10:30 am Travel
 - 10:30 am - 11:30 am Papillion-LaVista South (*masks*)
(STS; Classrooms)

- 11:30 am - 11:45 am Travel
- 11:45 am - 1:00 pm Lunch in Omaha with Group B
- 1:00 pm - 2:00 pm Travel
- 2:00 pm - 3:30 pm Tekamah-Herman
(Classrooms; Finishes)
- 3:30 pm Depart for Laurel

- Group B Schedule

- 7:00 am Depart for Milford
- 9:30 am - 10:30 am Milford High School
(FCS; Classrooms)
- 10:30 am - 11:45 am Travel
- 11:45 am - 1:00 pm Lunch in Omaha with Group A
- 1:00 pm - 2:00 pm Travel
- 2:00 pm - 3:30 pm Tekamah-Herman
(Classrooms; Finishes)
- 3:30 pm Depart for Laurel

- **Monday, November 8th**

- **UPDATED**

- 8:30 am Departure from Laurel
- 10:00 am - 11:15 am Newman-Grove (Ag; Elementary)
- 11:15 am - 12:15 pm Travel
- 12:15 pm - 1:00 pm Lunch at Summerland
- 1:00 pm - 2:30 pm Summerland (All new construction!)
- 2:30 pm Depart for Laurel

- Review and research proposed options for finishes (e.g., flooring, furniture, door handles, paint color schemes, etc.)
- Community Information Sharing

The committee discussed upcoming scheduled visits to other schools for the purpose of seeing recently renovated or newly constructed school facilities. Members who are available to participate in either or both of the school visits should contact Jeremy to let him know and share transportation plans (e.g., district-provided or on own).

- **Other Items for Discussion**

Jeremy Christiansen reminded committee members that all information, including meeting agendas and minutes continue to be posted and archived on the website - www.buildingforthefuturelcc.com.

- **Next Meeting (late November or early December)**

- Possible Dates: November 22nd, December 1st, 7th or 8th

- 7:00 pm
- Library Conference Room

The next meeting was schedule for Monday, November 22, 2021 at 7:00 pm in the Library Conference Room.

FINANCIAL UPDATE

EXPENDITURES TO DATE

- **D.A. Davidson**
 - *09/30/2021 Lease Purchase (Placement Agent): \$139,287.00*
 - *09/30/2021 General Obligation Bonds (Underwriter): \$40,699.50*
 - *Underwriter's Discount: \$39,312.50*
 - *Cost of Issuance: \$1387.00*

- **Gilmore & Bell**
 - *09/30/2021 Lease Purchase (Legal Counsel): \$34,275.00*
 - *09/30/2021 General Obligation Bonds (Legal Counsel): \$6,290.00*

- **BOK Financial**
 - *09/30/2021 General Obligation Bonds (Paying Agent): \$750.00*
 - *Initial Fee/Acceptance and Set Up (Paid at Closing): \$350.00*
 - *Registrar/Paying Agent Fee (Annual): \$400.00*

- **Certified Testing Services, Inc.**
 - *10/06/2021 Soil Testing and Geotechnical Report: \$8545.00*

- **CWP Architects**
 - *09/13/2021 Invoice 20122-05*
 - *Amount Due: \$319,234.95 (SBF-Lease Purchase; SBF-Bond)*
 - *Schematic Design (80% of 25%): \$318,456.30*
 - *Less Discount Basic Services for Phase 1 Study: - \$2500.00*
 - *Reimbursable Expenses:*
 - *Printing: \$1259.12*
 - *Mileage: \$1969.81*
 - *Meals: \$49.72*
 - *10/05/2021 Invoice 20122-06*
 - *Amount Due: \$279,186.86 (SBF-Lease Purchase; SBF-Bond)*
 - *Schematic Design 100% of 25%: \$398,070.37*
 - *Less Discount Basic Services for Phase 1 Study: - \$2500.00*
 - *Design Development 50% of 12.5%: \$199,035.19*
 - *Reimbursable Expenses:*
 - *Mileage: \$537.60 (4 SD meetings in August)*

Accountability & Design Committee

Committee Membership (25)

Board Members (not on TB&G)	Administrators	Faculty/Staff Members	Community Patrons	Students
Carol Erwin Dan Kuhlman 2	Jeremy Christiansen Paige Parsons Ken Swanson Mark Leonard 4	Kim McCorkindale Pat Harrington June Koester Jean Granquist Alex Glaubius Nate Sims Denise Kinkaid 7	Andrea Johnson Melissa Graham Craig Gutz Kevin Krei Carolyn Alt Lanita Recob Susie Koranda 7	Reggan Kuhlman Deagan Puppe Haley Christensen Jackson Hall Carter Korth 5