



**INDEPENDENT SCHOOL DISTRICT NO. 108**  
**NORWOOD YOUNG AMERICA, MN 55368**  
**AGENDA: Monday, February 13, 2023**



**6:00 PM Meeting**

**Central Elementary Media Center**

**A. PROCEDURAL ITEMS:**

Board Chair

1. Call to order

Board Chair

call the meeting to order

2. Roll Call

Board Chair

3. Pledge of Allegiance

Board Chair

4. Approval of Agenda

Board Chair

Board members can amend the presented agenda by adding, removing or adjusting items to suit the needs of a particular meeting.

**B. PUBLIC FORUM**

Board Chair

During the Public Forum any person may address the School Board on a topic of interest or concern. Listed below are the procedures.

1. Public Forum will follow the Procedural Items on the agenda.

2. Public Forum will be open up to 30 minutes (3 minutes per speaker, 10 minutes per topic, and no more than 3 speakers per topic as a general rule). Comments should be brief, and repetition of public comments already expressed at the same meeting should be avoided.

3. Those wishing to address the Board should fill out the Public Forum Speaker Card and submit the card to the School Board clerk or other district official at the meeting

4. Questions may be asked on any topic, including those on the agenda.

5. School District policy and data privacy laws preclude the Board from publicly discussing personnel matters or data, including information, which, if discussed in a public meeting could violate law or policy. Under School Board Policy 206, complaints or concerns regarding individual school district employees should be presented in writing to school administration and signed by the person submitting the complaint or concern.

6. An attempt will be made to answer questions addressed to the Board. In those cases where an answer is not provided, a phone call from an appropriate school district official will be made as a follow-up.

7. A handout on the purpose of School Board meetings and the meeting process is

available at each School Board meeting.

8. Citizens may be asked to address the school board on a particular subject during the discussion of that item.

9. The School Board chairperson will attempt to reasonably honor requests to speak, but shall also exercise discretion with regard to time constraints and therefore may limit the number of requests to speak accordingly.

C. DISCUSSION ITEMS

Board Chair

1. Update from Nexus 3

D. OPERATIONAL ITEMS

Board Chair

1. Consideration of Bids 13

E. NEXT BOARD MEETING

Board Chair

Monday, February 27, 2023 at Central Elementary Media Center

F. ADJOURNMENT

Board Chair

CENTRAL PUBLIC SCHOOLS

February 13<sup>th</sup>, 2023

**PROJECT UPDATE**



Presented by:

**NEXUS**  
SOLUTIONS®

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# Agenda

- 1** Inflation Strategy
- 2** Re-bid Results
- 3** Bid Approvals
- 4** Project Financials
- 5** Schedule
- 6** Next Steps



# Strategies After 1<sup>st</sup> MS/HS Bid Opening

## Design Adjustments

- Removed Scope Not in Referendum (ex. Auditorium, Concessions Equipment)
- Aligned NW Addition Size To Referendum Concept
- Revised HS Entrance
- Construction Material Changes (ex. Precast vs Masonry)
- Flooring Types
- Reduce Structural Changes
- Mech/Elect Changes
- Extended Construction Schedule

## Funding Adjustments

- Remaining Voter Approved Authority
- Determine Investment Earnings
- Update IAQ Bonds Amount
- Update Tax Abatement Bond Amount
- Calculate Utility Incentives
- Use of Project Contingency

**Design Adjustments Had No Educational Impact**



## MS/HS Re-bid

### MS/HS School Bids Received 1/17/23

- 19 Work Scopes (Bid Categories)
- 52 Bids Received
- Bids Received for All Work Scopes
- Clean Plans = Tight Bids
- Great Bid Coverage
- Competitive Numbers



# Requested Bid Approvals

## 1. MS/HS School Bid Packages

- General Construction
- Cast In Place Concrete
- Precast Concrete
- Masonry
- Structural Steel
- Roofing and Metal Panels
- Aluminum Systems and Glazing
- Framing and Drywall
- Tile
- Acoustical Ceiling & Treatments
- Flooring
- Painting
- Food Service Equipment
- HVAC Piping and Plumbing
- HVAC Ventilation
- Sprinkler Piping
- HVAC Controls
- Electrical Work

## 2. Award Alternates for Classroom Overhead Doors & Marker Boards

## 3. Re-bid Excavation, Site Work & Paving

## 4. Award Elementary Clerestory Windows



# Overall Project Financials

\$	(3,970,719)	Project Overage after MS/HS Re-bid
\$	<u>(210,950)</u>	Add Alts for Elem/HS Overhead Doors & Marker Boards
\$	(4,181,669)	Total Project Overage
\$	2,558,077	Updated IAQ LTFM & Tax Abatement Funding
\$	369,642	Fees Waived by Nexus
\$	400,000	Contingency Usage (\$1.3m remaining)
\$	<u>905,828</u>	Additional Exterior & Interior Finishes Design Adjustments
\$	51,878	Project Balance: Under/(Over)

Budget above includes allowance for \$320k of misc. projects that have yet to be awarded. Recommend waiting to execute these until later this year.



## Next Step Financials

The district's underwriter, RW Baird, will complete remaining borrowing issuances:

1. Voter Approved Authority
2. Tax Abatement Bonds
3. Facilities Maintenance Bonds
4. Capital Facilities COPs

Baird will be at the March 27<sup>th</sup> board meeting to review necessary financing resolutions.



# Overall Project Schedule

Project	2023												2024							
	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S
Central Schools Athletic Turf Field and Baseball Fields																				
MS/HS Gymnasium, Locker Room, Wrestling, Fitness Addition																				
Central High School / Middle School Renovations and Technology Work																				
High School / Middle School Site Work																				
Central Elementary School Renovations and Technology Work																				
Existing Building Masonry/Envelope Work - Elementary School																				
Existing Building Masonry/Envelope Work - High School / Middle School																				
HVAC Retrocommissioning & Commissioning - Elementary School																				
HVAC Retrocommissioning & Commissioning - High School / Middle School																				
Furniture, Furnishings, and Equipment Selection																				
<b>Design Phase</b>																				
<b>Bidding/State Review Phase</b>																				
<b>Construction Phase</b>																				
<b>Punchlist</b>																				
<b>Commissioning</b>																				



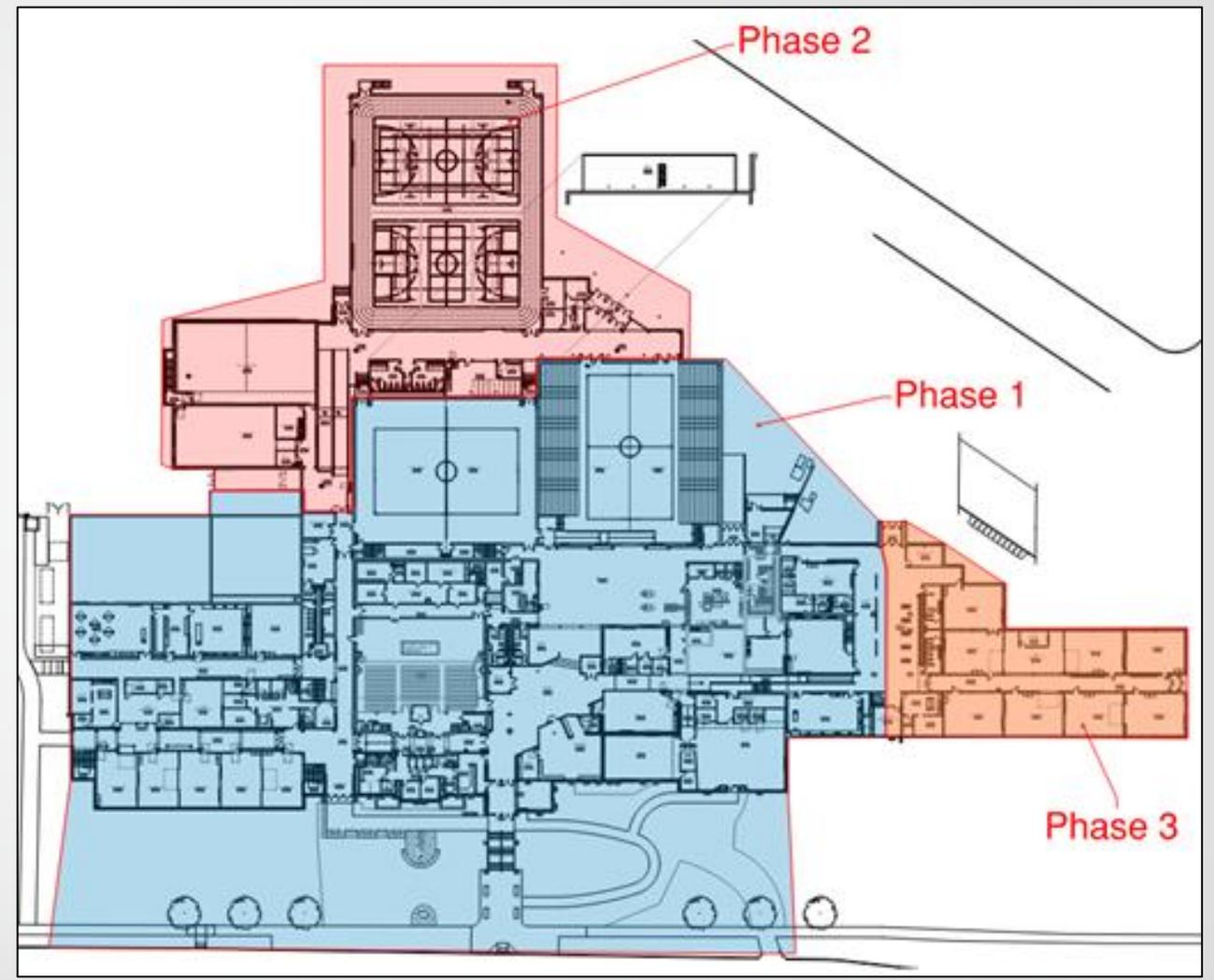
# Next Step Construction

## MIDDLE SCHOOL/HIGH SCHOOL

- State Plan Review: In Progress
- Contracts issued: 2/14
- Submittals: 2/14 - 3/10
- Material Procurement: 2/20 – 5/19
- Phase 1 and 2 Start: 5/8
- Phase 1 Substantial Completion: 8/18/23
- Phase 2 Substantial Completion: 5/17/24
- Phase 3 Start: 6/15/24
- Phase 3 Substantial Completion: 8/16/24

## ELEMENTARY SCHOOL

- Contractor kickoff this Wednesday
- Substantial Completion: 8/18/23





Questions?

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**Date:** February 13, 2023  
**To:** Central ISD 108  
**From:** Ike McWaters  
 Nexus Solutions  
**Subject:** Central Schools – Bid Package No. 4 – Middle & High School Additions & Renovations - Rebid Recommendation to Award Bids

Dear Board Members,

Bids for the Central Schools Bid Package No. 4 – Central School Middle & High School Additions & Renovations - Rebid Project were received and publicly opened at 2:00 PM on Tuesday, January 17, 2023, at the District Office.

Nexus Solutions recommends to ISD #108 that the motion be approved for the following bids to be awarded. The following contract totals include:

Bid Package 4

Base Bid Totals: \$24,420,005.00

Alternate 2(Overhead Doors) Totals: \$146,000.00

**Work Scope 01: General Construction**

- Rochon Corporation in the amount of **\$3,354,000.00**
- *Alternate 2* \$128,000.00

**Work Scope 02: Cast-In-Place**

- Northland Concrete & Masonry in the amount of **\$1,663,970.00**

**Work Scope 03: Pre-Cast**

- Wells Concrete Products Co. in the amount of **\$2,072,745.00**

**Work Scope 04: Masonry**

- B&D Associates, LLC in the amount of **\$1,534,000.00**

**Work Scope 05: Structural Steel**

- Rochon Corporation in the amount of **\$1,739,000.00**

**Work Scope 06: Roofing & Metal Panels**

- Gag Sheet Metal, Inc. in the amount of **\$1,774,300.00**

**Work Scope 07: Aluminum Systems & Glazing**

- United Glass, Inc. in the amount of \$516,445.00

**Work Scope 08: Framing & Drywall**

- Pietsch Construction, Inc. in the amount of \$1,096,130.00
- *Alternate 2* \$7,000.00

**Work Scope 09: Tile**

- Grazzini Brothers & Company in the amount of \$97,600.00

**Work Scope 10: Acoustical Ceiling & Treatments**

- Twin City Acoustics, Inc. in the amount of \$914,000.00

**Work Scope 11: Flooring**

- Arnquist Carpet Plus in the amount of \$749,000.00

**Work Scope 12: Paint**

- AllState Painting, LLC in the amount of \$310,100.00

**Work Scope 13: Food Service**

- Boelter, LLC in the amount of \$123,365.00

**Work Scope 14: HVAC Piping & Plumbing**

- Davis Mechanical Systems in the amount of \$3,349,000.00

**Work Scope 15: HVAC Ventilation**

- Chappell Central, Inc. in the amount of \$1,287,000.00

**Work Scope 16: Sprinkler Piping**

- Breth-Zenzen Fire Protection in the amount of \$449,400.00
- *Alternate 2* \$3,500.00

**Work Scope 17: HVAC Controls**

- UHL in the amount of \$249,950.00

**Work Scope 18: Electrical**

- Laketown Electric Corporation in the amount of \$3,140,000.00
- *Alternate 2* \$7,500.00

\*\*Nexus Solutions recommends Work Scope 19 Excavation Site Work & Utilities to be rebid\*\*

Bid Package 3 Building: Central School Elementary School Building Improvements:

**Work Scope 03: Glazing**

- Hallmark Glass in the amount of \$126,184.82

Total dollar value for above referenced contracts: \$24,682,189.82

Please contact me at either [IMcWaters@NexusSolutions.com](mailto:IMcWaters@NexusSolutions.com) or **507.273.3578** with any questions.

Thank you,

**Ike McWaters**, Project Manager  
Nexus Solutions



Attachments: Bid Package No. 4 - Middle & High School Additions & Renovations - Rebid Bid Tabulation  
CC: Central ISD 108  
Nexus Solutions