

Feb 13, 2023
Monday, February 13, 2023 6:00 PM Central

Central Elementary Media Center
655 7th Street
NYA, MN 55368

Sara Eischens: Present
Shelby Erickson: Present
Josh Kroells: Present
Sarah Lehrke: Present
Emily Perlbachs: Present
Connor Smith: Present
Kyle Strickfaden: Present
Present: 7.

Nexus
A Friend
A Schwob
T Schochenmaier
A Franck

A. PROCEDURAL ITEMS:

A.1. Call to order

A.2. Roll Call

A.3. Pledge of Allegiance

A.4. Approval of Agenda

Move to approve the agenda as presented/amended:. This motion, made by Sarah Lehrke and seconded by Shelby Erickson, Carried.

Sara Eischens: Yea, Shelby Erickson: Yea, Josh Kroells: Yea, Sarah Lehrke: Yea, Emily Perlbachs: Yea, Connor Smith: Yea, Kyle Strickfaden: Yea

Yea: 7, Nay: 0

B. PUBLIC FORUM

C. DISCUSSION ITEMS

C.1. Update from Nexus

D. OPERATIONAL ITEMS

D.1. Consideration of Bids

Move to approve bid package #4 for Middle and High School as submitted in the amount of \$24,682, 189.82. This motion, made by Sara Eischens and seconded by Sarah Lehrke, Carried.

Sara Eischens: Yea, Shelby Erickson: Yea, Josh Kroells: Yea, Sarah Lehrke: Yea, Emily Perlbachs: Yea, Connor Smith: Yea, Kyle Strickfaden: Yea

Yea: 7, Nay: 0

E. NEXT BOARD MEETING

F. ADJOURNMENT

move to adjourn 6:50 PM. This motion, made by Shelby Erickson and seconded by Connor Smith, Carried.

Sara Eischens: Yea, Shelby Erickson: Yea, Josh Kroells: Yea, Sarah Lehrke: Yea, Emily Perlbachs: Yea, Connor Smith: Yea, Kyle Strickfaden: Yea

Yea: 7, Nay: 0

CENTRAL PUBLIC SCHOOLS

February 13th, 2023

PROJECT UPDATE



Presented by:

NEXUS
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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 1st 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 27th 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																				
Design Phase																				
Bidding/State Review Phase																				
Construction Phase																				
Punchlist																				
Commissioning																				



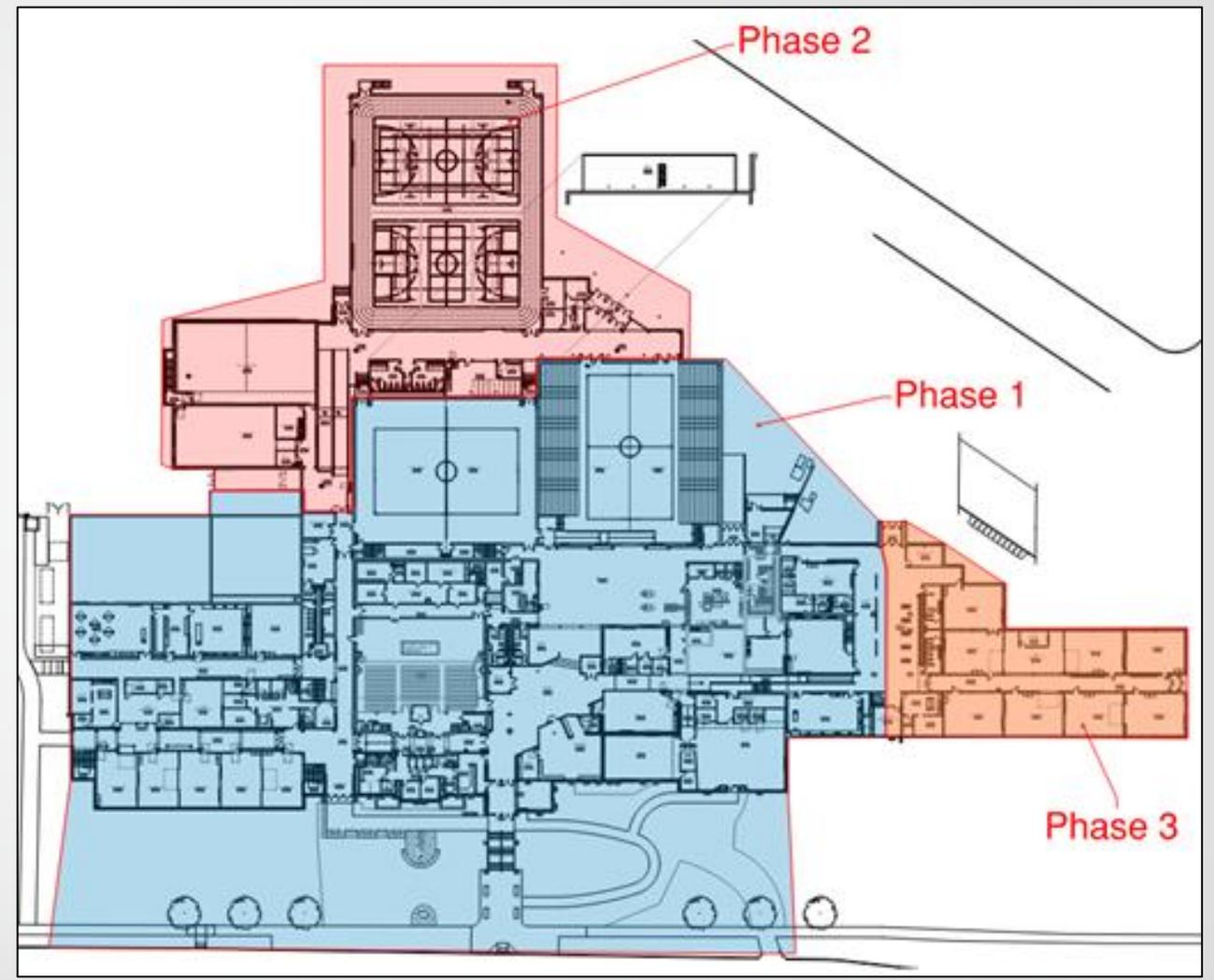
Next Step Construction

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 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