

Proceedings of the Board of Trustees  
Lockwood School District No. 26  
Yellowstone County, Billings, MT  
Special Meeting of October 3, 2007

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## CALL TO ORDER

The special meeting of the Board of Trustees of School District No. 26, Lockwood Schools, Yellowstone County, was duly held in the Board Room, 1932 U.S. Highway 87, Billings, Montana on Wednesday, October 3, 2007. Chairperson Sue Vinton led those present in the Pledge of Allegiance and called the meeting to order at 7:00 p.m.

Trustees and officers present were Trustees: Jason Hamrick, Tim Sather, Teresa Stroebe, Becky Malenowsky, Susanne Vinton, Greg Bochy and Peter Freivalds; Superintendent Eileen Johnson and District Clerk Diane Brook were also present.

Staff members present were Art Anderson, Keith Tresch, Charles Harvey, Mike Sullivan, Brent Lipp, Randall Rice, and Susan Kneib.

Registered guests present: Terry Sukut AIA and Bob Cummings AIA, from JGA Architects, Scott Chartier and Shane Flohr with High Tech Construction, James Swartz of Associated Construction Engineers, and Zach Benoit from the Billings Gazette.

Eileen advised that this is the culmination of many months of work. She advised that bids came in higher than planned, as they have for many projects at this time. They have been working through the value engineering process to reduce costs.

### **Phase III (Bid Pack 3) Recommended Contractors and Guaranteed Maximum Price**

Scott Chartier of High Tech Construction, Construction Manager for the Building Project, reported to the Board of Trustees regarding the bids received for Phase III (Bid Pack 3) of the project.

Mr. Chartier advised the following were the successful low bidders. The bids were received via submission to High Tech Construction or directly at the bid opening.

Div. 2	Site Work	JTL
Div. 3	Concrete	Custom Concrete
Div. 6	Structural Steel	WMK
Div. 6	Framing	Kreiter Construction
Div. 6	Cabinetry	TMI
Div. 7	Roofing	Empire Roofing
Div. 7	Insulation	D's Insulation
Div. 8	Doors & Windows	Northwest Glass
Div. 9	Painting	Larson Painting & Decorating

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Div.9	Flooring	Pierce Flooring
Div.9	Acoustic Ceiling	Yellowstone Acoustics

Div.10	Specialties	Dupree Building Specialties
Div.11	Kitchen Equip.	Two bids were received. They are looking at other possibilities. Kitchen equipment was pulled out of Bid Pack 3.
Div.14	Conveying Equip.	
Div.15	Mechanical	Elevators - Otis Williams Plumbing - Complete Package
Div. 16	Electrical	(They are using Empire Heating and Burtell from Billings.) Yellowstone Electric - Complete Package

Eileen said in order to keep the project on schedule, it was decided to take the low bidder and work with them for the value engineering, rather than going back out to bid again.

Scott said there is a lot of precedent out there, particularly with public money, that the responsible methodology is to work with the low bidder. This is especially true since the project is not fundamentally changing.

Trustee Greg Bochy asked what the incentive is for the low bidder to work with value engineering to keep the project within the budget. Scott responded, if they do not [work with value engineering] it would go back out to bid, and they could lose the work entirely.

Trustees were advised that the value engineering deductions were reviewed by JGA to be sure they were getting fair numbers.

Scott Chartier of High Tech Construction submitted Current Guaranteed Maximum through Amendment No. 3 of \$8,828,909.23 along with recommended contractors/sub-contractors (noted above) for Phase III (Bid Pack 3) of the project. He provided copies of Amendment No. 3 to Agreement Between the Owner and Construction Manager and Exhibits A – G.

Scott noted the wastewater/septic system came in significantly over the estimation. They are going to have Engineering, Inc. re-look at it to see if the design scope can be changed. It is not immediate, so they want to continue to work on it to get more cost reduction.

Those present were shown the value engineering changes recommended in Exhibit E.

Scott explained some of the impact to Bid Pack 4 (HVAC Project) due to Bid Pack 3 (Middle School) coming in over budget. He referred to Exhibit E – Alternate Prices which shows the value engineering reductions of approximately \$564,000. (It was noted that the kitchen equipment amount of \$117,000 should still be included in the project; it was just taken out of Bid Pack 3). Scott advised including the value engineering reductions of \$564,000, they are still at least \$674,000 short of being able to do the entire heating and ventilation project (Bid Pack 4).

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JGA Architects provided computerized illustrations of the building and grounds.

There was discussion of the value engineering recommendations of Exhibit E. Several people spoke about (pro and con) deleting the sports flooring in the gym and using vinyl composition tile (VCT) instead.

Middle School Principal Mike Sullivan said we need a basic functional building.

Trustee Teresa Stroebe said she thinks the kiln area and gym flooring are more important than Moderra on the outside of the building.

Scott advised that other alternatives, not on the critical path, could be done via change order; however things on the critical path, need to go forward. He advised that Exhibit E is what they recommend and the contract was issued with that in mind.

Trustee Peter Freivalds moved to initially accept the proposal without air conditioning anywhere. Chair Vinton advised that issue is not on the agenda. Peter withdrew his motion

Trustee Becky Malenowsky moved to accept Amendment No. 3 To Agreement Between Owner and Construction Manager with a Guaranteed Maximum Price of \$8,828,909.23 as submitted. There was no second to the motion.

Peter Freivalds moved to accept bid Amendment No. 3 To Agreement Between Owner and Construction Manager inclusive of Exhibit E with this change regarding Item 7: delete Moderra completely and add cementitious siding across the front of the building. Greg Bochy seconded the motion.

Scott Chartier advised using a deduct change order to Amendment No 3 To Agreement Between Owner and Construction Manager would be the best way to make the requested change. The trustees agreed.

Tim Sather, Jason Hamrick, Teresa Stroebe, Becky Malenowsky, Greg Bochy, Peter Freivalds and Susanne Vinton voted yes. The motion passed seven to zero.

## ADJOURN

The meeting adjourned at 9:00 p.m.

Respectively Submitted,

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Sue Vinton, Chairperson

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Diane M. Brook, District Clerk

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