

Proceedings of the Board of Trustees  
Lockwood School District No. 26  
Yellowstone County, Billings, MT  
Special Meeting of November 6, 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 Tuesday, November 6, 2007. Chairperson Susanne Vinton led those present in the Pledge of Allegiance and called the meeting to order at 6:30 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, Mike Sullivan, Mike Bowman, and Dave DeBoer.

The registered guest present was Terry Sukut, AIA, from JGA Architects.

Others present: Scott Chartier with High Tech Construction, Keith Campbell and Jared Swartz, Engineers with ACE.

The purpose of the meeting was to establish priorities for the heating and ventilation systems for Bid Pack No. 4.

Keith Campbell advised that the scope of Bid Pack 4 could now be established. Bids Packs 1-3 are complete, and the budget amount available for Bid Pack 4 is known.

Keith summarized as follows: The total estimated cost for Bid Pack 4 with all components in all buildings is \$5,877,000. Approximate amount of bond budget remaining is \$3,540,000. This project has many unknowns so a minimum of \$250,000 (7.5%-10%) should be used for contingencies. Cost for completing all components within the primary school only would cost approximately \$3,000,000, leaving about \$200,000 for other areas. The current HVAC design has deleted the classrooms built in 2004 and the cafeteria, as those areas were previously value engineered out of the project.

Over \$2,000,000 in deductions needs to be identified via different components that can be backed out of the project. The value of the air conditioning component is about \$1,500,000. The level of the fire alarm systems can be refined, which would account for about \$125,000--\$150,000. Changing the separation walls and deleting the softball field allows about \$70,000. Including these value engineering items, we still have about an \$800,000 shortfall, with no contingency.

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Keith said the project is designed and is ready to go to bid. They recommend that all components be identified and bid, so actual bid costs for each area can be seen. When bids are received, then we can pick and choose the components that we can afford.

It was noted that bidding the entire project will provide the school district with ownership of all the design documents. This would facilitate the ability to go forward with other components in the future.

There was discussion of how to identify the priorities within the components particularly in the middle school, so the bidding components could be delineated clearly. Re-design would be required if the priorities were set in such a way that two boiler plants would be required in the existing middle school.

The architects, engineers, and the construction manager agree that the best time to bid this project would be early January. Any re-designing would have to be completed within the window between now and the end of year.

Eileen asked if the entire project could be bid out as is, then complete the value engineering process with the low bidder.

Keith responded that the bidders need to understand what the board's priorities are in the middle school area; then the design and bids can be reflective of them.

Art Anderson, Facilities Director, advised that they (JGA, High-Tech Construction and ACE) have had a lot of discussions about how to construct bid documents. They want to have enough schedules in them so the board can make choices at the time of the bid.

Scott Chartier advised that they have confirmed that the value engineering figures are valid by having the appropriate architects or engineers review them.

Tim Sather said that he feels the classrooms are a priority over Sturdevant Gym.

Peter Freivalds moved to have High Tech Construction proceed with the bidding process as proposed with the emphasis on classrooms by setting the priority levels as follows:

1. Building 2, current primary and intermediate school
  2. Building 1, current middle school, Sections A & B  
(Rooms 512 through 531)
  3. Building 1, Section C (Sturdevant Gym and Classrooms 532, 534, 543)
- It was noted that the Family and Consumer Science classroom

currently housed in Room 543 will be moved to the new middle school.

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Greg Bochy seconded the motion.

Becky Malenowsky said she is torn about the decision. She feels that many voters were very interested in doing something about Sturdevant Gym, and she feels a commitment to them. However, she understands setting the priority for completing the HVAC project for the most classrooms first. Becky said it will be extremely important to communicate with the community our reasoning in setting priorities.

Greg Bochy withdrew his second to the motion.

Jason Hamrick asked about the expected occupancy of Sections A and B of the existing middle school. Eileen responded that those classroom sections will be full.

Teresa Stroebe seconded the motion.

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

Greg Bochy moved to adjourn the meeting at 8:09 p.m. Peter Freivalds seconded the motion. The motion passed unanimously.

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Sue Vinton, Chairperson

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Diane M. Brook, District Clerk

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