

Board of Education Special Meeting

Monday, March 12, 2018 6:30 PM

Bennet Elementary flex room K

50 Dogwood

Bennet, NE 68317

1. Call to Order
2. Announcement of the Open Meetings Act Posting
3. Action Items
 - 3.1. Presentation, discussion and or official action regarding building construction and design decisions and determinations, Owner's representative report.
 - 3.2. Presentation, discussion, and or official action with regard to the construction projects at Bennet Elementary and Palmyra Junior Senior High School buildings, including change orders, construction change directives and payment applications from contractors, and reports, information and recommendations by the Project Architect and Owner's Representative.
4. Next Regular Meeting
5. Adjournment

Chairperson

Superintendent

**Bennet/Palmyra Progress review
2-12-18**

Palmyra

Grouting the south wall precast in the gym area
Welding bar joist and stair pans in the stage.
Framing parapets on the roof over the admin area
Admin area is temp enclosed/ heat inside
Mechanical and electrical under floor rough ins at the admin area are ongoing
Granular fill is being placed in the admin area
Scheduled to pour floor in admin area on Monday
Rough in at stage begins mid week
Pour stage late next week as well
Mason installing brick on west wall of admin area
Set remainder of steel in gym this week, hopes to be done next week
Precast panels deliver after steel is in place, 2 panels to remain on west for access
Roofer to start in approx 2 week in admin area, then stage, then to gym
Cheever is coordinating measuring the aluminum entry and gym frames
Corner stone set tomorrow by west entry North wall
Metal panels for stage walls are on site. Framers needs to complete some walls then start
Temp enclosure stage so we can pour floor next week
Flooring meeting 2/22

Bennet

Flooring meeting 2/22 for issues that we are seeing at Palmyra
Spring punch list work remains to complete

**Bennet/Palmyra Progress review
2-22-18**

Palmyra

The remainder of the steel joist have been installed over the gym area
1/2 of the roof deck is in place over the gym
Steel deck on stage roof and over floor joist is complete
Concrete floor has been placed in the administration area
Saw cutting is beginning of floor control joints
Temp wall too existing has been removed to install the remainder of this floor. Pour scheduled for Friday
Rough ins at stage floor is complete
Stage floor lined up to pour on Monday.
Heat is in place and running under the stage to warm deck and concrete cure
Roofing over administration area is lined up for a Monday start
Metal framer in administration area is set for Monday start
Temp heat is on and maintained in the administration area for cure and workman convenience

Handrails on the east exteriors stair have been installed

Armstrong rep meeting notes:

3 representatives from Armstrong arrived on site to review the flooring issues at both Palmyra and Bennet campuses.
Armstrong began the discussion with tile properties, composition, and products involved including adhesives.
Floor tile from the project had previously been sent in for composition analysis by Armstrong. This was done to see if the tile on site met the spec designs set by Armstrong. These results will be available on Monday from Armstrongs testing lab
Adhesives will also be submitted for analysis
We then reviewed installation methods of both flooring companies and their installers with Armstrong.
It was expressed to Armstrong that similar results have been seen in the flooring used on both campuses from 2 different flooring companies and 6-8 different installers.
Architect stated his concerns of the performance of this product
Several areas were exposed to review the substrate
Architect has recommended a site test.

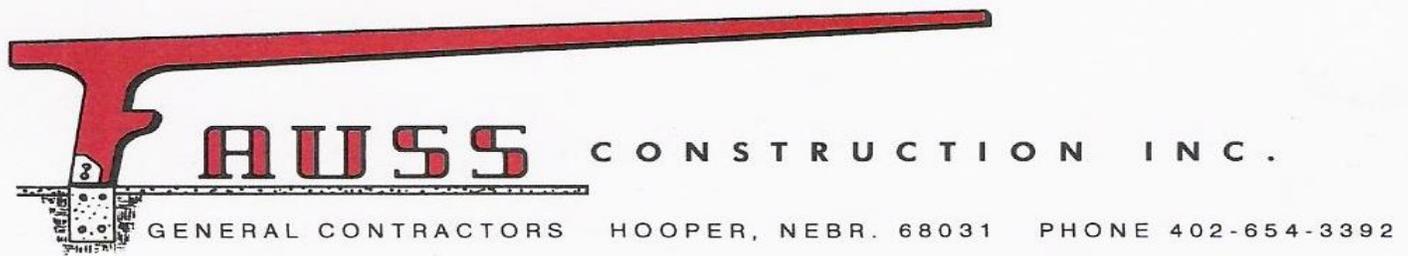
Floor tile from Palmyra, tile from Bennet, and an Armstrong supplied tile with a different lot number will all be laid and videoed using strict accordance to installation specs. The Architect suggested that Armstrong be involved by "live feed" to comment as installation is performed. After this installation the tile will be analyzed for performance. Floors Inc, the Palmyra

contractor, will perform this test flooring installation. Armstrong did acknowledge this being a good test but the rep on site did not have the authority to acknowledge the results of this test as reasoning for any failures. This decision would need to be made by someone other than the representatives on site today. The Architect did comment that a “cause of” does need to be found and Armstrong does need to make this a priority. Mr Hanger is coordinating an area for this test panel installation within the next 2 weeks.

Bennet

This site was visited by the entire group attending the Palmyra flooring meeting to review the flooring issues on this campus as well.

Armstrong reviewed and walked with the installers.



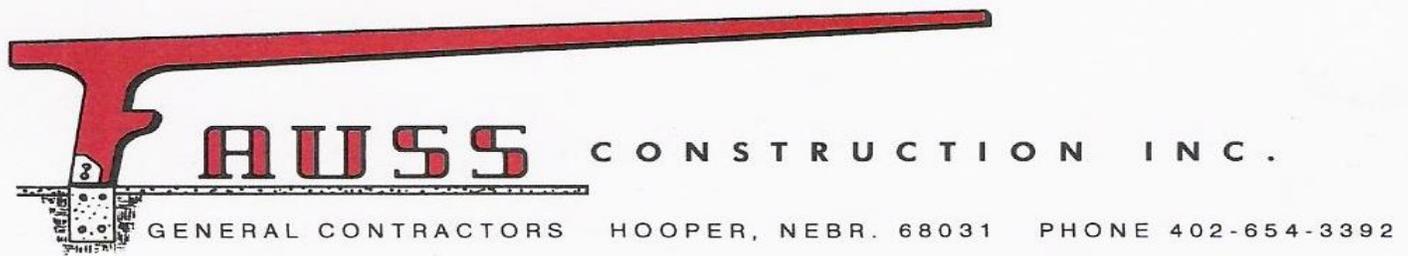
**Bennet/Palmyra Progress review
2-27-18**

Palmyra

Mechanical is installing roof drain lines in the administration area
Electrical is installing conduits in bar joists of the administration area
Brick masonry is installed on the west elevation near the main entry
Metal framer is marking wall layouts today. Begin framing in the administration area tomorrow
Metal framer has been working on entry canopy and north exterior wall of stage area
Floor at the connection to the existing in the administration area has been installed
Stage floor is being poured today.
Roofer is on site to begin over administration area
Wood wall caps have been installed over the gym on metal decked area
Steel erectors are scheduled to be on site today to continue erection. 1 week approx to complete
Heat is running in the lower area to warm stage slab poured today

Bennet

I was included in a group meeting with the landscape contractor for courtyard area and reviewed his proposal. A Booster Club representative and Midwest Landscape were also on site to discuss the project plans. The required Fire Marshal egress pathways remain undisturbed and open. I will present a more detailed description at our upcoming board meeting



**Bennet/Palmyra Progress review
3-6-18**

Palmyra

Metal framing has been installed in the soffit framing over the west entry
Membrane roofing has about 1/2 of the administration area covered
Wood wall caps have been installed to accept roofing
Metal framing is now in place on the south wall of the stage area as well
Wall framer is working inside the administration area. ½ of the walls have been installed
Hollow metal door frames are being installed in this metal framing
Plumbing rough ins are being installed in administration walls
Electrician is working on wall rough ins and joist spaces
Electrician is working in the lower level installing conduit in the joist space
Steel erector on hold till weather improves, 1 week should complete his work
Rekeying is set for Thursday of this week. This will correct our current keying issues
Flooring material was found to be faulty by Armstrong. Architect working on options, meeting with Armstrong shortly. No additional cost to the district for this correction. Palmyra only, review still underway for the Bennet flooring
Cheever will investigate the air quality in the locker rooms and see if the unit serving this area needs adjustment or features added to increase ventilation
Discussion on the future uses of the staging area for the project. This will give direction to Cheever to the condition he will need to restore this space. Architect will share some ideas
Classroom shades should arrive next week for installation in existing classrooms
Current completion schedule is 6/28
Cheever will be installing permanent track pads on the site to the North of the campus

Bennet

Flooring review is ongoing with manufacturer
Discussion of outdoor classroom in courtyard space

AIA[®] Document G702[™] – 1992

Application and Certificate for Payment

TO OWNER: District OR-1 Public Schools 425 F Street Palmyra, NE 68418	PROJECT: Palmyra High School Addition 425 F Street Palmyra, NE 68418	APPLICATION NO: 18 PERIOD TO: 2/28/2018 CONTRACT FOR: General Construction	Distribution to: OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER <input type="checkbox"/>
FROM CONTRACTOR: Cheever Construction 3425 No. 44th Street Lincoln, NE 68504	VIA ARCHITECT: The Clark Enersen Partners 1010 Lincoln Mall, Ste 200 Lincoln, NE 68508	CONTRACT DATE: 9/12/2016 PROJECT NOS: / /	

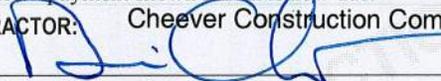
CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703[™], Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$ 7,273,686.00
2. NET CHANGE BY CHANGE ORDERS	\$ 48,936.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$ 7,322,622.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 5,669,776.17
5. RETAINAGE:	
a. <u>5</u> % of Completed Work (Columns D + E on G703)	\$ 366,131.10
b. <u>0</u> % of Stored Material (Column F on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b, or Total in Column I of G703)	\$ 366,131.10
6. TOTAL EARNED LESS RETAINAGE	\$ 5,303,645.07
(Line 4 minus Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 5,072,573.90
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$ 231,071.17
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$ 2,018,976.93

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 48,936.00	\$ 0.00
Total approved this month	\$ 0.00	\$ 0.00
TOTAL	\$ 48,936.00	\$ 0.00
NET CHANGES by Change Order	\$ 48,936.00	

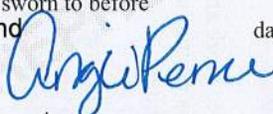
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Cheever Construction Company
By:  Date: 3/2/2018

State of: Nebraska

County of: Lancaster

Subscribed and sworn to before me this 2nd day of March 2018

Notary Public: 
My commission expires: 3/15/2021



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 231,071.17
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: 
By: _____ Date: 3/5/18

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Palmyra High School Addition & Renovation

AIA Document G702, Application and Certificate for Payment, containing Contractor's signed Certification, is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use column I on Contracts where variable retainage for line items may apply.

Application Number:	18
Application Date:	2.Mar.18
Construction Period to:	28.Feb.18
Architect's Project No.:	

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not in D or E)	G		H Balance to Finish (C-G)	I Retainage
			From Previous Application (D+E)	This Period		Total Completed and Stored to Date (D+E+F)	% (G/C)		
1	General Conditions	390,277.00	328,246.00	16,456.00	0.00	344,702.00	88.32%	45,575.00	19,513.85
2	Performance & Payment Bond	43,820.00	43,820.00	0.00	0.00	43,820.00	100.00%	0.00	2,191.00
3	Owner Discovery Allowance	75,000.00	57,091.00	60.17	0.00	57,151.17	76.20%	17,848.83	3,750.00
3.01	Contingency Fund Adjustment #01	11,306.17	11,246.00	60.17	0.00	11,306.17	100.00%	0.00	565.31
3.02	Contingency Fund Adjustment #02	12,819.00	6,019.00	0.00	0.00	6,019.00	46.95%	6,800.00	640.95
3.03	Contingency Fund Adjustment #03	15,761.00	10,951.00	0.00	0.00	10,951.00	69.48%	4,810.00	788.05
3.04	Contingency Fund Adjustment #04	24,921.50	18,741.00	0.00	0.00	18,741.00	75.20%	6,180.50	1,246.08
3.05	Contingency Fund Adjustment #05	10,134.00	10,134.00	0.00	0.00	10,134.00	100.00%	0.00	506.70
	Contingency Fund Balance	58.33	0.00	0.00	0.00	0.00	0.00%	58.33	2.92
4	Selective Demolition	110,107.00	109,940.00	63.00	0.00	110,003.00	99.91%	104.00	5,505.35
5	Earthwork and Sitework	361,883.00	328,771.00	0.00	0.00	328,771.00	90.85%	33,112.00	18,094.15
6	Concrete Foundations	188,166.00	186,080.00	211.00	0.00	186,291.00	99.00%	1,875.00	9,408.30
7	Concrete Flatwork	345,965.00	258,410.00	27,489.00	0.00	285,899.00	82.64%	60,066.00	17,298.25
8	Precast Concrete	563,119.00	557,178.00	0.00	0.00	557,178.00	98.94%	5,941.00	28,155.95
9	Masonry	50,715.00	10,720.00	24,615.00	0.00	35,335.00	69.67%	15,380.00	2,535.75
10	Structural Steel	537,038.00	467,787.00	51,481.00	0.00	519,268.00	96.69%	17,770.00	26,851.90
11	Rough Carpentry	34,600.00	6,780.00	5,283.00	0.00	12,063.00	34.86%	22,537.00	1,730.00
12	Casework and Finish Carpentry	89,260.00	59,656.00	16,022.00	0.00	75,678.00	84.78%	13,582.00	4,463.00
13	Roofing	269,082.00	74,149.00	2,532.00	0.00	76,681.00	28.50%	192,401.00	13,454.10
14	Manufactured Wall Panels	155,674.00	125,126.00	0.00	0.00	125,126.00	80.38%	30,548.00	7,783.70
15	Waterproofing, Insulation and Joint Sealants	89,833.00	53,673.00	0.00	0.00	53,673.00	59.75%	36,160.00	4,491.65
16	Doors, Frames and Hardware	249,682.00	230,550.00	350.00	0.00	230,900.00	92.48%	18,782.00	12,484.10
17	Glass, Entrances and Storefronts	194,528.00	132,376.00	0.00	0.00	132,376.00	68.05%	62,152.00	9,726.40
18	Gypsum Wallboard System	410,568.00	219,849.00	38,130.00	0.00	257,979.00	62.83%	152,589.00	20,528.40
19	Acoustical Ceilings	69,797.00	34,839.00	0.00	0.00	34,839.00	49.91%	34,958.00	3,489.85
20	Flooring	412,191.00	209,619.00	4,614.00	0.00	214,233.00	51.97%	197,958.00	20,609.55
21	Painting and Wallcoverings	217,871.00	103,500.00	0.00	0.00	103,500.00	47.51%	114,371.00	10,893.55
22	Specialties	38,710.00	29,742.00	0.00	0.00	29,742.00	76.83%	8,968.00	1,935.50
23	Athletic Equipment and Scoreboard	51,400.00	0.00	0.00	0.00	0.00	0.00%	51,400.00	2,570.00
24	Theater and Stage Equipment	28,695.00	0.00	0.00	0.00	0.00	0.00%	28,695.00	1,434.75
25	Window Shades	10,247.00	0.00	0.00	0.00	0.00	0.00%	10,247.00	512.35
26	Wood Laboratory Casework	3,665.00	3,665.00	0.00	0.00	3,665.00	100.00%	0.00	183.25
27	Gymnasium Bleachers	150,414.00	57,041.00	0.00	0.00	57,041.00	37.92%	93,373.00	7,520.70
28	Fire Suppression	118,508.00	87,458.00	0.00	0.00	87,458.00	73.80%	31,050.00	5,925.40
29	Mechanical	1,036,000.00	831,840.00	15,525.00	0.00	847,365.00	81.79%	188,635.00	51,800.00
30	Electrical	976,871.00	821,495.00	5,573.00	0.00	827,068.00	84.67%	149,803.00	48,843.55
31	Change Order #01	15,744.00	9,304.00	200.00	0.00	9,504.00	60.37%	6,240.00	787.20
32	Change Order #02	12,337.00	0.00	7,269.00	0.00	7,269.00	58.92%	5,068.00	616.85
33	Change Order #03	20,855.00	0.00	15,198.00	0.00	15,198.00	72.87%	5,657.00	1,042.75
34									
35									
	Totals	7,322,622.00	5,438,705.00	231,071.17	0.00	5,669,776.17	77.43%	1,652,845.83	366,131.10