

Board of Education Special Meeting

Monday, December 12, 2016 6:30 PM

Board of Education Room Palmyra High School 425 F Street, Palmyra, NE

50 Dogwood

Bennet, NE 68317

District Mission:

“Together we prepare our students to successfully meet the challenges of the future.”

Strategic Goal 1: District OR-1 Public Schools will provide the facilities needed to be competitive with other area schools in athletics and fine arts programs.

Strategic Goal 2: District OR-1 Public Schools will foster a unified community.

Strategic Goal 3: District OR-1 Public Schools will continuously implement (academic) programs and the curriculum needed to remain competitive with other area schools.

Attendance Taken at 6:32 PM.

Jaimi Calfee: Present

Doug Church: Present

Kipp Haight: Present

Clayton Maahs: Present

Susan Royal: Present

Kevin Schroder: Present

1. Call to Order The meeting called to order by Board of Education President Maahs at 6:30 p.m.

2. Open Meetings Act Posting

3. Action Items

3.1. Presentation, discussion and or official action regarding building construction and design decisions and determinations, owners representative report. Rayme Fauss was present to provide Board members an update regarding projects at Bennet and Palmyra. Rayme reported that Bennet is completely enclosed, glass windows and doors as well as electric service will be in place allowing for start up of the HVAC. Crews are installing drywall and when heat for the building is available the process will go much quicker. Flooring in the existing building is nearing completion. At the Palmyra site the footings for the east addition are in place. Work continued on the bus lane on the south side of the building. Accelerating the project is not a current option as the timetable for ordering portable classrooms and obtaining fire marshal approval did not fit the necessary requirements. Board of Education members had the opportunity to ask questions regarding the project.

- 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 recommendation by the Project Architect and Owner's Representative. Motion to accept payment applications from contractors as presented Passed with a motion by Kevin Schroder and a second by Doug Church.
Jaimi Calfee: Yea, Doug Church: Yea, Kipp Haight: Yea, Clayton Maahs: Yea, Susan Royal: Yea, Kevin Schroder: Yea Claims for Cheever and Rogge total \$269,761.50
4. Next Regular Meeting January 16, 2017 at 6:30 p.m. with the Regular meeting to follow at the conclusion of the construction meeting.
5. Adjournment The meeting was duly adjourned at 6:50 p.m. December 12, 2016.

Chairperson

Superintendent

Bennet/Palmyra Progress Review
12/6/16

Bennet

Addition

Glass arrived last Friday to the site

Some glass is installed on south side of the addition

Set aluminum frame entries tomorrow

Waiting on delivery of the tornado windows

Gas is run to roof tops and will turn on when the project is enclosed. Some drywall is installed but waiting for heat Controls and start up crew for units. This will take place in the next few days.

Electrical is roughed in the walls.

Mechanical is nearly complete, ready for drywall in a day.

Caulking for the precast is installed on the interior. Building is sealed.

Framing is begun on the front canopy working 9 to 3 so as not to interrupt any school activities

Insulator is working above the restrooms

Tile is in Omaha and ready for delivery and installation

Handicap ramp and a connecting sidewalk will be installed yet this week

Existing

Flooring is progressing in the existing. Some items of attention were pointed out after the meeting

Architect will review the issues with the manufacturer and with design team in his office

Mid month complete with tile in the existing building, treads to arrive for the gym mid week

Electrician needs to address some completion items in the existing now that the flooring is complete

Changes are all current, outstanding changes are some heaters in the lockers, fencing on exterior, pipe enclosure on the stage

We are currently still within the contingency allowance including the additional drainage value for the neighbor

Next meeting 1/4. 3.

Palmyra

Current work on site

Misc demo is taking place on the exterior
Footing pours will complete this week and tie in to existing
Plumbers will be on site tomorrow working on some existing piping
Filling of the islands at street with dirt for safety, Rip rap is being installed at outlet
Concern of drainage at culvert disposal, this is an existing condition. Mr Hanger will review
Ready for precast delivery after Thursday

Upcoming work on site
Precast mock panel will be ready to review on Friday
Precast panel erection to start after delivery on 12/19
Discussion with Architect regarding the additional joist to be installed in the gym for snow loading.
Possibly not cutting the roof for installation and do a piece and connection bar joist. This installation is being reviewed by the joist fabricator and the Architect. This method decreases the risk of the exposed wood floor over the summer installation time frame.
Hollow core target for January 17
Area C completion early June- addition area
Classrooms will be ready for fall start, punch and complete over the summer

Portable options

With the schedule now the demo of the building will start at the time of school dismissal for the summer. This requires additional people for Cheever to complete all the tasks over the summer and have things dried in early September. Try to complete site work the remainder of the summer, may have to finish some site work the following summer. School needs gym complete for graduation functions

Or

Bring portable units in for January students return, hookup and ready. Fire marshal has reviewed and accepted. Cut demo structure area free over winter break, begin demo mid January. Demo of building is expected to be 20 days. Dirt fill in February. Foundations in March. Shell in place before summer remodel starts, helps manpower and subcontractor availability by using them over the winter months. Dry in set for early summer. M/E will be taxed for their work to complete over the summer but will get the work done. Can complete all the site work over the summer for sure in this method and not have the possibility to go in to the next summer. Complete in December and January. Project completes 4 months early. All remodel is over the summer of 17'. Funding by Cheever to save the 123 days. Noise is concern of Cheever for owner. The location of the portables would be East of the existing building on the newly poured roadway. This takes the students from the area of construction and gives complete access for the contractor. The portables would allow the relocation of the students around the demo area and should ease in the noise concern.

Meeting with the Architect on Thursday to review these options and give Cheever the direction



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: 3
PERIOD TO: 11/30/2016

FROM CONTRACTOR: Cheever Construction
3425 No. 44th Street
Lincoln, NE 68504

VIA ARCHITECT: The Clark Erersen Partners
1010 Lincoln Mall, Ste 200
Lincoln, NE 68508

CONTRACT FOR: General Construction
CONTRACT DATE: 9/12/2016
PROJECT NOS: / /

Distribution to:
OWNER
ARCHITECT
CONTRACTOR
FIELD
OTHER

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 \$ 0.00
- 3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 7,273,686.00
- 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 379,621.00

5. RETAINAGE:

- a. $\frac{10}{100}$ % of Completed Work
(Column D + E on G703) \$ 37,962.10
- b. $\frac{10}{100}$ % of Stored Material
(Column F on G703) \$ 0.00

Total Retainage (Lines 5a + 5b, or Total in Column I of G703) \$ 37,962.10

6. TOTAL EARNED LESS RETAINAGE \$ 341,658.90
(Line 4 minus Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 171,932.40
(Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE \$ 169,726.50

9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 6,932,027.10
(Line 3 minus Line 6)

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

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.

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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:** 11/30/2016

State of: Nebraska

County of: Lancaster

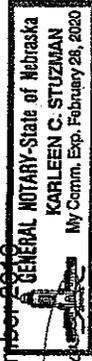
Subscribed and sworn to before

me this 30th

day of November 2016

Notary Public: Karleen C. Stuzman

My commission expires: 2/28/2016



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 \$ 169,726.50
(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:** 12/6/16

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.

Palmira 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: 3
 Application Date: 30.Nov.16
 Construction Period to: 30.Nov.16
 Architect's Project No.:

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E Completed This Period	F Materials Presently Stored (Not in D or E)	G Total Completed and Stored to Date (D+E+F)	% (G/C)	H Balance to Finish (C-G)	I Retainage
			From Previous Application (D+E)	From Previous Application (D+E)						
1	General Conditions	390,277.00	22,819.00	15,919.00	0.00	0.00	38,738.00	9.93%	351,539.00	3,873.80
2	Performance & Payment Bond	43,820.00	43,820.00	0.00	0.00	0.00	43,820.00	100.00%	0.00	4,382.00
3	Owner Discovery Allowance	75,000.00	0.00	0.00	0.00	0.00	0.00	0.00%	75,000.00	0.00
4	Selective Demolition	110,107.00	1,514.00	2,943.00	0.00	0.00	4,457.00	4.05%	105,650.00	445.70
5	Earthwork and Sitework	361,883.00	49,204.00	32,699.00	0.00	0.00	81,903.00	22.63%	279,980.00	8,190.30
6	Concrete Foundations	188,166.00	22,419.00	17,981.00	0.00	0.00	40,400.00	21.47%	147,766.00	4,040.00
7	Concrete Flatwork	345,965.00	0.00	8,912.00	0.00	0.00	8,912.00	2.58%	337,053.00	891.20
8	Precast Concrete	563,119.00	0.00	54,885.00	0.00	0.00	54,885.00	9.75%	508,234.00	5,488.50
9	Masonry	50,715.00	0.00	0.00	0.00	0.00	0.00	0.00%	50,715.00	0.00
10	Structural Steel	537,038.00	0.00	8,011.00	0.00	0.00	8,011.00	1.49%	529,027.00	801.10
11	Rough Carpentry	34,600.00	0.00	0.00	0.00	0.00	0.00	0.00%	34,600.00	0.00
12	Casework and Finish Carpentry	89,260.00	0.00	0.00	0.00	0.00	0.00	0.00%	89,260.00	0.00
13	Roofing	269,082.00	0.00	0.00	0.00	0.00	0.00	0.00%	269,082.00	0.00
14	Manufactured Wall Panels	155,674.00	0.00	0.00	0.00	0.00	0.00	0.00%	155,674.00	0.00
15	Waterproofing, Insulation and Joint Sealants	89,833.00	0.00	245.00	0.00	0.00	245.00	0.27%	89,588.00	24.50
16	Doors, Frames and Hardware	249,682.00	0.00	105.00	0.00	0.00	105.00	0.04%	249,577.00	10.50
17	Glass, Entrances and Storefronts	194,528.00	0.00	0.00	0.00	0.00	0.00	0.00%	194,528.00	0.00
18	Gypsum Wallboard System	410,568.00	0.00	0.00	0.00	0.00	0.00	0.00%	410,568.00	0.00
19	Acoustical Ceilings	69,797.00	0.00	0.00	0.00	0.00	0.00	0.00%	69,797.00	0.00
20	Flooring	412,191.00	0.00	0.00	0.00	0.00	0.00	0.00%	412,191.00	0.00
21	Painting and Wallcoverings	217,871.00	0.00	0.00	0.00	0.00	0.00	0.00%	217,871.00	0.00
22	Specialties	38,710.00	0.00	0.00	0.00	0.00	0.00	0.00%	38,710.00	0.00
23	Athletic Equipment and Scoreboard	51,400.00	0.00	0.00	0.00	0.00	0.00	0.00%	51,400.00	0.00
24	Theater and Stage Equipment	28,695.00	0.00	0.00	0.00	0.00	0.00	0.00%	28,695.00	0.00
25	Window Shades	10,247.00	0.00	0.00	0.00	0.00	0.00	0.00%	10,247.00	0.00
26	Wood Laboratory Casework	3,665.00	0.00	0.00	0.00	0.00	0.00	0.00%	3,665.00	0.00
27	Gymnasium Bleachers	150,414.00	0.00	0.00	0.00	0.00	0.00	0.00%	150,414.00	0.00
28	Fire Suppression	118,508.00	0.00	0.00	0.00	0.00	0.00	0.00%	118,508.00	0.00
29	Mechanical	1,036,000.00	20,700.00	36,225.00	0.00	0.00	56,925.00	5.49%	979,075.00	5,692.50
30	Electrical	976,871.00	30,560.00	10,660.00	0.00	0.00	41,220.00	4.22%	935,651.00	4,122.00
31										
32										
33										
34										
35										
36										
37										
38										
39										
40										
	Totals	7,273,686.00	191,036.00	188,585.00	0.00	0.00	379,621.00	5.22%	6,894,065.00	37,982.10

Application and Certificate for Payment

TO OWNER: Bennet Elementary School Add & Rem PROJECT: Bennet Elem School Add & Rem
 50 Dogwood Street 50 Dogwood Street
 Bennet, NE 68317 Bennet, NE 68317

FROM CONTRACTOR: Rogge General Contractors Inc. VIA ARCHITECT:
 6101 S. 58th St., Ste. A
 Lincoln, NE 68516

APPLICATION NO.: _____ **Distribution to:**
PERIOD TO: 11/30/2016 OWNER
CONTRACT FOR: ARCHITECT
CONTRACT DATE: 4/18/2016 CONTRACTOR
PROJECT NOS: BENELEM / FIELD
 OTHER

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	\$ 3,069,315.00
2. NET CHANGE BY CHANGE ORDERS	\$ 0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 3,069,315.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 2,663,662.00
5. RETAINAGE:	
a. $\frac{5.00}{100}$ % of Completed Work	\$ 133,183.10
b. (Columns D + E on G703)	\$
(Column F on G703)	\$ 133,183.10
Total Retainage (Lines 5a + 5b, or Total in Column I of G703)	\$ 2,530,478.90
6. TOTAL EARNED LESS RETAINAGE	\$ 2,430,443.90
(Line 4 minus Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$ 100,055.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$ 538,836.10
(Line 3 minus Line 6)	

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

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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: Rogge General Contractors Inc.
 By: *[Signature]* Date: *12/6/16*
 State of: Nebraska
 County of: Lancaster
 Subscribed and sworn to before me this *6th* day of *December* 2016
 Notary Public: *Daryln A. Hansen*
 My commission expires: *Nov. 28, 2017*



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 \$ *100,035.00*
 (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: *[Signature]* Date: *12/6/16*
 By: *[Signature]*

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.

REQUEST FOR PAYMENT DETAIL

Project: BENELEM / Bennet Elem School Add & F Invoice: 2726

Draw: 8

Period Ending Date: 11/30/2016

Page 2 of 3 Pages

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
1-060	Mobilization	18,213.00	16,100.00			16,100.00	88.40	2,113.00	805.00
1-100	General Conditions	152,293.00	107,686.00	14,869.00		122,555.00	80.47	29,738.00	6,127.75
1-200	Allowance	35,000.00	24,648.00			24,648.00	70.42	10,352.00	1,232.40
1-400	Bonds & Insurance	25,220.00	25,220.00			25,220.00	100.00		1,261.00
2-059	Demolition	9,202.00	9,202.00			9,202.00	100.00		460.10
2-300	Earthwork	138,204.00	130,674.00			130,674.00	94.55	7,530.00	6,533.70
2-360	Termite Control	1,783.00	1,783.00			1,783.00	100.00		89.15
2-766	Parking Lot Striping	726.00		726.00		726.00	100.00		36.30
2-780	Pavers	11,825.00						11,825.00	
2-821	Fence	5,321.00						5,321.00	
2-832	Segmental Retaining Wall	17,738.00		14,000.00		14,000.00	78.93	3,738.00	700.00
2-920	Lawn & Grasses	15,311.00						15,311.00	
3-300	Concrete Flatwork	188,448.00	169,249.00	15,000.00		184,249.00	97.77	4,199.00	9,212.45
3-302	Footings & Foundations	32,250.00	32,250.00			32,250.00	100.00		1,612.50
3-304	Concrete Reinforcing	14,056.00	14,056.00			14,056.00	100.00		702.80
3-410	Arch & Structural Precast Con	369,263.00	369,263.00			369,263.00	100.00		18,463.15
4-030	Grouting	6,450.00	6,450.00			6,450.00	100.00		322.50
5-120	Structural Steel	41,388.00	41,388.00			41,388.00	100.00		2,069.40
5-810	Expansion JT Cover	1,771.00	1,771.00			1,771.00	100.00		88.55
5-900	Precast & Steel Erection	72,563.00	72,563.00			72,563.00	100.00		3,628.15
6-100	Rough Carpentry	8,600.00	8,200.00	400.00		8,600.00	100.00		430.00
6-200	Finish Carpentry	37,625.00	6,898.00			6,898.00	18.33	30,727.00	344.90
6-402	Arch Woodwork	62,790.00	14,998.00			14,998.00	23.89	47,792.00	749.90
7-412	Formed Metal Wall Panels	3,010.00						3,010.00	
7-531	Roofing	91,576.00	86,997.00			86,997.00	95.00	4,579.00	4,349.85
7-900	Joint Sealants	16,824.00	7,000.00	3,000.00		10,000.00	59.44	6,824.00	500.00
8-110	Doors, Frames & Hardware	77,890.00	77,890.00			77,890.00	100.00		3,894.50
8-331	Coiling & Sect Overhead Door	5,590.00	5,590.00			5,590.00	100.00		279.50
8-800	Alum Ent/Glass& Glazing	130,645.00	104,210.00			104,210.00	79.77	26,435.00	5,210.50
9-005	Resilient Flooring&Carpet	190,355.00	170,374.00			170,374.00	89.50	19,981.00	8,518.70
9-260	Gyp Board Assemblies	176,332.00	155,946.00	4,000.00		159,946.00	90.71	16,386.00	7,997.30
9-310	Tile	50,525.00	33,840.00			33,840.00	66.98	16,685.00	1,692.00
9-511	Acoustical Ceilings	83,511.00	67,154.00			67,154.00	80.41	16,357.00	3,357.70

REQUEST FOR PAYMENT DETAIL

Project: BENELEM / Bennet Elem School Add & F Invoice: 2726 Draw: 8 Period Ending Date: 11/30/2016 Page 3 of 3 Pages

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
9-900	Painting & Special Coating	66,650.00	55,743.00			55,743.00	83.64	10,907.00	2,787.15
10-155	Specialties	31,766.00	31,766.00			31,766.00	100.00		1,588.30
12-491	Horizontal Louver Blinds	5,222.00						5,222.00	
15-500	Plumbing & HVAC	366,041.00	247,186.00	42,000.00		289,186.00	79.00	76,855.00	14,459.30
15-900	Fire Sprinkler	88,150.00	66,960.00			66,960.00	75.96	21,190.00	3,348.00
16-100	Electrical	419,188.00	395,307.00	11,305.00		406,612.00	97.00	12,576.00	20,330.60
Totals		3,069,315.00	2,558,362.00	105,300.00		2,663,662.00	86.78	405,653.00	133,183.10