

UNIFIED SCHOOL DISTRICT NO. 113
Board of Education Office
1619 South Old HWY 75
Sabetha Kansas 66534

Preparing Kids, Shaping the Future

Minutes of the Regular Meeting, Monday February 14, 2022 6:00 PM
Held at the BOE Office, 1619 S. Old Hwy 75, Sabetha, KS

Board President Leslie Scoby called the meeting to order at 6:00 p.m. Mrs. Scoby led the meeting with the Pledge of Allegiance. Stan Keim led the meeting with a prayer. Board members present were Kathy Lippert, Phillip Buessing, Kent Saylor, Anissa Bloom, Stan Keim, and Jim Scoby. Superintendent Todd Evans and Board Clerk Deb Damman were also present, along with others listed on the attached sign-in sheet. The meeting was broadcast live on YouTube for the Public.

President Scoby presented the following changes to the 3.A. I. Consent Agenda:

- G. Resignations - add Joy Butch Renz, Axtell custodial, effective June 30, 2022.
- I. Personal Day Requests – add Linda White
- J. Authorize Mr. Evans to sell approx. 200 folding metal chairs
- K. Transfer \$3,899 from Code 63 to Capital Outlay to pay for Axtell playground equipment
- L. Transfer \$13,084.82 from Code 63 to Capital Outlay to pay for capital improvement projects at Axtell
- M. Accept a gift of \$315.73 & \$60 from the Blue Jay Music Boosters and Dayra Menold for the SHS Band

1. A.I. Adopt the agenda as prepared or amended.

Motion was made by Kathy Lippert, seconded by Phillip Buessing, to accept the agenda as amended. Motion carried 7-0.

2. I.I. Public comment, Administrative Reports, and other updates:

Kathy Lippert provided information on future legislation and stated that she is following bills related to education, school budgets, KPERS, and COVID. Superintendent Evans informed the Board that KASB is watching HB 2662, Transparency Act, which would increase work for teachers and other staff.

Kent Saylor said parents appreciated the student-led conferences this year.

Mr. Evans informed the Board that the District is still searching for a Chemistry/Physics teacher, and provided statistics on the shortage of science and math teachers graduating in Kansas this year.

Mr. Evans updated the Board on the work that Edelman's is planning for the District. The Wetmore Split Systems Project will be from May 23 to June 3, the Axtell Rooftop project is scheduled for June 13 to June 17, and the Sabetha rooftops and mini split system is scheduled for June 27 to July 22. Mr. Evans also presented the Year-to-Date Expenditure report, reported that the SMS Gym Roof was almost complete, and provided information about the Greenbush Virtual School contract, which will be dropped next year.

3. A.I. Consent Agenda:

- A. Approve minutes from the [January 10, 2022](#) regular board meeting
- B. Approve payment of February bills for the amount of \$966,976.09
- C. Approve January Payroll for the amount of \$738,968.64
- D. Approve No Kindergarten on April 22, 2022 for Sabetha and April 29th, 2022 for Axtell/Wetmore for Kindergarten Roundup
- E. Accept a gift of 694.02 from the Sabetha Community and Kent P and Donna Saylor USD 113 Sabetha School Fine Arts Support Fund for a repair to the SHS Music Adapter System.
- F. [Add 3rd Summer Weights position SMS/SHS](#)
- G. Resignation: Pam Walker, SHS FACS/Library effective at the end of 21/22; Linda White, SMS Technology effective at the end of 21/22; David Glynn, SHS Principal effective June 30, 2022; Pete Schuetz, SMS Social Studies effective at the end of 21/22; Patricia Krogman, APS ISS effective at the end of 21/22; Butch Renz, APS Custodial duties (note: Butch will continue to be a bus driver)
- H. Contracts:
- I. Personal Day Request: Linda White
- J. Authorize Mr. Evans to sell approx. 200 folding metal chairs
- K. Transfer \$3,899.78 from Code 63 to Capital Outlay to pay for Axtell playground equipment
- L. Transfer \$13,084.82 from Code 63 to Capital Outlay to pay for capital improvement projects at Axtell
- M. Accept a gift of \$315.73 & \$60 from the Blue Jay Music Boosters and Dayra Menold for the SHS Band

Motion was made by Kathy Lippert, seconded by Anissa Bloom, to approve the consent agenda. Motion carried 7-0.

4. A.I. Approve bids- and scope of project on Remodel/Construction Project

Jay Hermann, AHRS, presented bids for the Axtell Renovation, Sabetha Elementary School Addition and Renovation, and the Wetmore School Renovations, and answers questions from the Board. Alan Schmitz, AHRS, shared the Project Schedule with the Board. Mr. Evans informed the Board that an anonymous donation for \$500,000 is available if the entire project is approved.

After discussion by the Board, a motion was made by Kathy Lippert, seconded by Kent Saylor, to accept the bid as outlined with alternatives 1, 2, 3, 4, and 5 for \$4,893,794. (Included in this is \$200,000 estimated for the Axtell portion of the project). Motion carried 6-1, with Jim Scoby voting no. **The AHRS Bid document and Project Schedule are attached to these minutes.**

Theodore Demonchaux from CIVIUM presented alternative plans for the Axtell fire escape. The final plan will be determined by the Board in the future.

5. A.I. Axtell Roof

The Board discussed two bids for the Axtell roof repair. Mr. Evans will get addition information for the Board.

No action was taken on this item.

6. A.I. Continue to broadcast USD 113 BOE meetings over YouTube?

The Board discussed whether the USD 113 BOE meetings should continue to be aired over YouTube. The consensus of the Board was that meetings should continue to be aired.

No action was taken on this item.

7. A.I. Select USD 113 BOE Negotiations Team

Motion was made by Jim Scoby, seconded by Kent Saylor, that Kathy Lippert, Anissa Bloom, and Stan Keim be on the negotiating team with the teachers. Motion carried 7-0.

8. A.I. Replace Ann Shaughnessy as BOE representative on USD 113 Prairie Hills Education Foundation Board

Motion was made by Kathy Lippert, seconded by Anissa Bloom, that Phillip Buessing replace Ann Shaughnessy's position on the USD 113 Prairie Hills Education Foundation Board. Motion carried 7-0.

9. A..I. Enter into executive session to discuss personnel matters for non-elected personnel as allowed under KOMA.

Motion was made by Kathy Lippert, seconded by Stan Keim, to enter into executive session to discuss personnel matters for non-elected personnel as allowed under KOMA with Mr. Evans for 20 minutes, from 8:10 to 8:30. Motion carried 7-0.

At 8:30 p.m., motion was made by Kathy Lippert, seconded by Anissa Bloom, to return to regular session. Motion carried 7-0.

Motion was made by Kathy Lippert to enter into executive session to discuss personnel matters for non-elected personnel as allowed under KOMA with Mr. Evans for 10 minutes, from 8:31 to 8:41. Motion carried 7-0.

At 8:41 p.m., motion was made by Kathy Lippert, seconded by Kent Saylor, to return to regular session. Motion carried 7-0.

10. A.I. Extend the recommended contracts for recommended USD 113 Principals and Asst. Supt. - 1 year - through FY 2024

Motion was made by Kathy Lippert, seconded by Phillip Buessing, to extend the contracts for Principals Willis, Garber, Schnacker, and Asst Superintendent Gatz, Motion carried 7-0.

11. A.I. Adjourn

At 8:43 p.m., motion was made by Kathy Lippert, seconded by Anissa Bloom, to adjourn. Motion carried 7-0.

Board President

Board Clerk

2/14/2022

Axtell School Renovation
 Sabetha School Addition and Renovation
 Wetmore School Renovation

Project Pricing

Sabetha & Wetmore Projects - Base Bid	\$ 4,344,316
Gym, Music Room, Library, and Restroom Additions Storm Shelter Addition Security upgrades Office Renovation, Conference Room Nurse Room Renovation HVAC Upgrades Window Upgrades & Structural Reinforcement Roof Upgrades	
Alternate 1 - Front Entry Upgrades	\$ 163,265
Front Canopy Addition Shelter from weather for drop off Replace sidewalk, add ramp, concrete stairs Upgrade to ADA standards	
Alternate 2 - Classroom Renovation	\$ 62,637
Old stage changes to a large classroom with access from main hallway Old showers change into isolation room and vestibule	
Alternate 3 - Sewer Line Replacement	\$ 31,192
Replaces the existing sewer line outside of the building	
Alternate 4 - Multi-Purpose Room & Kitchen Flooring	\$ 10,408
Remove asbestos floor tiles New VCT flooring in Kitchen and multi-purpose	
Alternate 5 - North Parking Lot	\$ 81,976
Adds 18 parking spaces north of the school addition	
Axtell School Project	\$ 200,000
Project Allowance	
Total Project GMP	\$4,893,794

USD 113 Sabetha Wetmore School Project



BID TABULATION

2/8/22

#	BID PACKAGE	LOW BID	LOW BIDDER
1	SITE CLEARING/DIRTWORK	\$ 49,360	Herrmann
2	PLAYGROUND EQUIPMENT	\$ 38,147	AHRS
3	SELECTIVE DEMOLITION	\$ 60,095	AHRS
4	SITE & BUILDING CONCRETE	\$ 249,098	AHRS
5	MASONRY	\$ 389,750	MW Masonry
6	STRUCTURAL & MISC STEEL (M)	\$ 143,700	4G Steel
7	STRUCTURAL STEEL INSTALLATION	\$ 80,335	AHRS
8	ROUGH CARPENTRY	\$ 35,589	AHRS
9	CASEWORK (M)	\$ 10,653	Highland
10	FINISH CARPENTRY	\$ 50,574	AHRS
11	EXTERIOR CANOPY	\$ 30,456	Mapes
12	JOINT SEALANTS / WATERPROOFING	\$ 26,005	RWC
13	DOORS/FRAMES/HDWR (M)	\$ 129,100	Topeka Found
14	TORNADO PROTECTION DOORS	\$ 93,475	OHD of NEK
15	ALUMINUM STOREFRONT & GLAZING	\$ 313,325	Manko
16	METAL FRAMING, INSULATION, DRYWALL, & AC	\$ 47,050	Drywall Sys.
17	ACOUSTICAL CEILING	\$ 106,650	Drywall Sys.
18	TPO ROOFING	\$ 217,895	MW Coating
19	RESINOUS FLOORING / SEALED CONCRETE	\$ 6,396	Froeschl
20	RESILIENT FLOORING / CARPET	\$ 87,750	Country Carp
21	ATHLETIC FLOORING	\$ 0	Country Carp
22	PAINTING	\$ 37,850	AB Painting
23	INTERIOR SIGNAGE (M)	\$ 1,986	Allsigns
24	TOILET COMPARTMENTS (M)	\$ 3,825	SGH Concepts

25	TOILET ACCESSORIES (M)	\$ 1,329	Meyer
26	FIRE EXTINGUISHERS & CABINETS (M)	\$ 556	EPCO
27	GYM EQUIPMENT & WALL PADS	\$ 31,450	Wamco
28	PRE-ENGINEERED METAL BUILDING	\$ 289,592	AHRS
29	PEMP INSULATION (M)	\$ 12,263	Thermal Design
30	FIRE SPRINKLER SYSTEM	\$ 40,900	Continental
31	PLUMBING	\$ 117,000	Archdekin
32	HVAC	\$ 585,000	Archdekin
33	ELECTRICAL & LOW VOLTAGE	\$ 325,451	Sweat Electric
34	CHAIN LINK FENCE	\$ 25,000	Ks Fencing
35	SEEDING	\$ 7,700	Ohlsen
36	SITE UTILITIES	\$ 14,133	Ohlsen
		\$ 3,659,438	

Allowances	Estimate
Temporary Egress / Protection	\$ 5,000
Winter Conditions	\$ 10,000
Wetmore Gym Floor Protection	\$ 5,000
Sabetha Kitchen Equipment	\$ 25,000
Grass seeding water / maintenance	\$ 10,000
Water tap fee - City of Sabetha	\$ 3,000
Construction Contingency	5.50% \$ 201,269
Allowance Total	\$ 259,269

Construction Costs	
Allowances	\$ 259,269
Preconstruction/Bidding	\$ 10,500
Supervision & Management	\$ 205,000
Temp Facilities, Equip, Services	\$ 37,900
Bid Package Total	<u>\$ 3,659,438</u>
Total Construction Costs	\$ 4,172,107

Base Fee 3.25% \$ 135,593

Surety & Insurance 0.85% \$ 36,615

TOTAL GMP \$ 4,344,316

USD 113 Sabetha Wetmore School Projects

ALTERNATE - 1

Canopy Addition

1	Site clearing	\$ 2,500	Herrmann
4	Concrete	\$ 33,960	AHRS
6	Structural Steel (M)	\$ 49,800	4G Steel
7	Structural Steel (L)	\$ 15,565	AHRS
8	Rough Carpentry	\$ 17,325	AHRS
10	Finish Carpentry / Roof	\$ 14,625	AHRS
12	Joint Sealant	\$ 2,195	RWC
22	Painting	\$ 5,200	AB Painting
33	Electrical	\$ 8,800	Sweat

Project Management

General Conditions

Base Fee

P/P Bond

ALTERNATE - 1 Total \$ 163,265

USD 113 Sabetha Wetmore School Projects

ALTERNATE - 2

Stage, Iso, Shower Rooms

3	Selective Demolition	\$ 11,639	AHRS
8	Rough Carpentry	\$ 410	AHRS
10	Finish Carpentry	\$ 1,750	AHRS
13	Doors	\$ 10,945	Topeka Fou
15	Glass	\$ 672	Manko
16	Metal framing, Drywall	\$ 9,000	Drywall Sys.
17	Acoustical Ceiling	\$ 3,250	Drywall Sys.
20	Carpet, Vinyl Base	\$ 5,520	CC
22	Painting	\$ 3,800	AB Painting
27	Wall Padding	\$ 3,150	Wamco
31	Plumbing Demo	\$ 1,000	Archdekin
33	Electrical	\$ 6,400	Sweat

Project Management

General Conditions

Base Fee

P/P Bond

ALTERNATE - 2 Total \$ 62,637

USD 113 Sabetha Wetmore School Projects

ALTERNATE - 3

Sewer line extension

4	Site Concrete	\$ 1,152	AHRS
36	Site Utilities	\$ 27,500	Young

Project Management

General Conditions

Base Fee

P/P Bond

ALTERNATE - 3 Total \$ 31,192

USD 113 Sabetha Wetmore School Projects

ALTERNATE - 4

Multipurpose and Kitchen Flooring

8	Remove / Reinstall Kitchen Equipment	\$ 780	AHRS
20	VCT / Vinyl Base	\$ 8,280	CC
22	Painting	\$ 500.00	AB Painting

Project Management

General Conditions

Base Fee

P/P Bond

ALTERNATE - 4 Total \$ 10,408

USD 113 Sabetha Wetmore School Projects

ALTERNATE - 5

North Parking Lot

1	Site Clearing / Dirtwork	\$ 14,000	Herrmann
4	Site Concrete	\$ 56,279	AHRS
12	Joint Sealants	\$ 5,021	RWC

Project Management

General Conditions

Base Fee

P/P Bond

ALTERNATE - 5 Total \$ 81,976

Sabetha Wetmore Axtell School Projects

GMP Clarifications

1. The GMP is based on these bid documents from Civium Architects:

a. Drawings dated 11/30/22:

i. G001	xxxvi. S302
ii. G002	xxxvii. S401
iii. D101	xxxviii. S501
iv. D201	xxxix. S502
v. AS100	xl. S503
vi. AS101	xli. S504
vii. A101	xlii. ME101
viii. A102	xliii. ME201
ix. A103	xliv. ME202
x. A110	xlv. ME301
xi. A111	xlvi. ME302
xii. A112	xlvii. ME401
xiii. A201	xlviii. ME402
xiv. A202	xlix. ME403
xv. A301	l. M101
xvi. A302	li. M102
xvii. A303	lii. M103
xviii. A304	liii. M104
xix. A305	liv. M105
xx. A401	lv. M201
xxi. A402	lvi. M202
xxii. A403	lvii. M203
xxiii. A601	lviii. M204
xxiv. A602	lix. E101
xxv. A603	lx. E102
xxvi. A701	lxi. E103
xxvii. S001	lxii. E104
xxviii. S101	lxiii. E105
xxix. S102	lxiv. E201
xxx. S103	lxv. E202
xxxi. S104	lxvi. E203
xxxii. S105	lxvii. E301
xxxiii. S106	lxviii. E302
xxxiv. S107	lxix. E303
xxxv. S301	lxx. E304

b. Specifications dated 12/3/21

c. Addenda 1, 2

2. The GMP excludes these items:
 - a. Sales tax and prevailing wages
 - b. Builder risk insurance
 - c. Design fees
 - d. Building permit fee
 - e. Owner contingency
 - f. Temporary water and electricity usage fees
 - g. Hazardous material testing or abatement
 - h. Quality testing
 - i. Owner furnished items
 - j. Unforeseen subsurface conditions. Removal and replacement of unsuitable soils. Rock excavation. Hauling spoils offsite.
 - k. Moisture migration testing and remedies
 - l. Access controls, security system, AV, IT, phone, data, clock, intercom
 - m. Furniture, furnishings, equipment, window treatments, library shelving
 - n. Relocation expenses
 - o. Whiteboards, projectors, screen
 - p. Modifications to the existing under floor plumbing
 - q. Erosion control
 - r. Exterior benches, planters, landscaping, rubber mulch
3. The GMP includes a construction contingency which is for AHRs's use and protection and is intended to cover possible additional costs incurred including but not limited to: price fluctuations, subcontractor default, scope gaps, schedule advancement cost, overtime, ect. This contingency is not for owner related items or changes in work.
4. The GMP includes the allowances on the Bid Tabulation. Allowances will be drawn from as they are used. At the end of the project positive balances will be returned to the owner, negative balances will be credited to the CMAR contract.
5. The GMP does not include AWI QCP job specific certification for all casework as per specification 064023.1.5.B.1
6. The GMP does not include a custom three-coat fluoropolymer on metal wall and roof panels. A standard two-coat fluoropolymer system is included.
7. The GMP includes ASI temperature controls instead of the specified TAC controls. The existing HVAC units will be switched over to ASI controls. The entire elementary school will be controlled by an ASI system.
8. The GMP assumes a construction start construction will start no later than April 18th, 2022