

**Bellevue Public Schools  
Bond Oversight Committee Meeting**

**Avery Elementary School  
Media Center**

**6:00 PM, Thursday, January 18<sup>th</sup>, 2018**

**Agenda Items**

1. Welcome
2. Bellevue East HVAC Project
  - a. Review of project status. Planned presentation by AES in January.
  - b. Building Commissioning RFP update.
3. Technology Update/Discussions
4. Ongoing Project Updates
  - a. Bertha Barber, Twin Ridge and LeMay building projects.
  - b. Roofing project updates at Bellevue West and Leonard Lawrence.
  - c. Bellevue West Shop ventilation project update.
  - d. Review of current pay requests submitted by the respective project Contractors.
5. Current 2018 Projects
  - a. Roofing Projects Update
    1. Bellevue East North Gym
    2. Bertha Barber Elementary (Entire Roof) – Review of Bids
    3. Betz Elementary (Entire Roof) – Review of Bids
    4. Wake Robin Elementary (Entire Roof) – Bids 1/25/19
    5. Peter Sarpy Elementary (Section E per roof report) – Bids 2/6/19
    6. LeMay Elementary (Section A and E per roof report) – Bids 2/6/19
    7. Mission (Section A per roof report) – Bids 2/6/19
    8. Twin Ridge Elementary (Section D per roof report) – Bids 2/6/19
    9. East High (Separate packages to be coordinated with planned HVAC/ mechanical system project)
  - b. Bellevue West Shop Area Ventilation
  - c. Avery Elementary Life Safety/HVAC Upgrades
  - d. Peter Sarpy Elementary Life Safety/HVAC Upgrades
  - e. Betz Elementary Life Safety/HVAC Upgrades
6. Planned 2018 Projects (Proposed for Board approval in February/March)
  - a. East High
    1. Roofing projects (Separate packages to be coordinated with planned HVAC/ mechanical system project)
    2. Pool plaster refinishing
    3. Pole mounted lights in parking lot
  - b. Lied Center
    1. Replacement of existing flooring systems

- 2. Replacement of running track surfacing
  - c. Lewis and Clark
    - 1. Resurface/refurbish track
    - 2. Football scoreboard
  - d. Logan Fontenelle
    - 1. Resurface/refurbish track
    - 2. Football scoreboard
    - 3. Replacement of gym bleachers
  - e. Mission Middle School
    - 1. Replacement of gym bleachers
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- 7. Safety/Security Updates
  - 8. Transportation Updates
  - 9. Website Review
  - 10. Questions
  - 11. Adjournment

## CURRENT PROJECT SUMMARIES

### Bertha Barber Elementary Life Safety/HVAC Upgrades

- Punch list work is generally complete.
- Final Change Orders: Still awaiting final costing information from the Contractor to finalize project closeout.

### Twin Ridge Elementary Life Safety/HVAC Upgrades

- Punch list work is generally complete. State Boiler Inspectors have a couple of minor items that the Contractor needs to sign off on to close the boiler inspection out.
- Final Change Orders: Still awaiting final costing information from the Contractor to finalize project closeout.

### LeMay Elementary Life Safety/HVAC Upgrades

- Punch list work is generally complete. A couple of fan coil units are still awaiting replacement of damaged cover panels which the contractor is still awaiting delivery.

### West High Roofing

- Work is progressing on the installation of the new roof system over the pool area. The Contractor has essentially completed the roof work over the pool area except for some miscellaneous flashings. Extreme cold weather and snow has precluded work to rapidly move ahead. Roof area over Nurse's office will be completed as the weather breaks. Metal cap flashing is being formed and will be installed upon an expected break in the weather in the next several weeks.

### Leonard Lawrence Roofing

- Work on the installation of the clerestory wall panels and final trim work is ongoing. It is estimated that the Contractor still has about a week's worth of trim work remaining depending on weather conditions. Clerestory wall panel installation is approximately 75% complete.

### Bertha Barber Roofing

- Bids were received on January 16<sup>th</sup> for the roof replacement work scheduled for Bertha Barber Elementary. A total of 13 bids for the work were received and the apparent low bidder was Bradco Company. A recommendation will likely be put forward to approve Bradco for the Contract at the February Bellevue School Board meeting.

### Betz Elementary Roofing

- Bids were received on January 17<sup>th</sup> for the roof replacement work scheduled for Bertha Barber Elementary. A total of 11 bids for the work were received and the apparent low bidder was Mejia Roofing Co. Most of the bids were within a fairly narrow window, but the bid received from Mejia did cause a concern due to the fact that it is considerably lower than the 2<sup>nd</sup> low bid and raised questions on if they did not pick up on something in the project or if they made an error in preparing their bid. The District and members of the design/bond management team have not worked with this group before so there is going to have to be some additional due diligence work completed in looking at the apparent low contractor to make sure that they are able to proceed with the work for the submitted bid and that they are capable of completing the project in a timely manner. A recommendation is not being made at this time until we can find out additional information and clarifications here in the coming days. The Bond Oversight Committee will be kept up to date via email on any findings or recommendation that would be developed from the due diligence findings.

### Wake Robin Elementary Roofing

- Bids will be received by the District on January 25<sup>th</sup> for the planned roof work on Wake Robin Elementary. The receipt of bids was pushed back approximately a week from what was anticipated due to several other metro area projects that were also bidding in this particular time frame. With the timetable to receive bids for Wake Robin, the Oversight Committee will have the bids and bid tab emailed to them for

review and comment. We do have approximately a week from the time of the receipt of the bids to make a formal recommendation to the Board for the February Board meeting so there is a decent time frame to have discussion and to prepare a recommendation.

#### Miscellaneous Roof Project (LeMay/Peter Sarpy/Twin Ridge/Mission)

- Bids will be received on this project on February 6<sup>th</sup>. Bids will be reviewed with the Oversight Committee at the February Bond Oversight meeting and will be presented to the Board at their March 5<sup>th</sup> Board meeting.

#### West High Shop Ventilation Project

- The recommendation was presented at the December Bellevue School Board meeting to proceed with Option 2 of the 3 options that have been recently discussed. This option deals with the installation of make-up air units to replace the existing air handler units that are currently in place. Greg Boettger presented information to the Board on the Option 3 proposal which involved the free standing welding tables/ventilation. Based on input from the school staff, it was felt that Option 2 would work out for the best for their situation and thus the recommendation to the Board. The Board did approve the recommendation to proceed with Option 2 and we have already scheduled a pre-construction coordination meeting with Ray Martin Co. for January 18<sup>th</sup> to start looking at moving ahead with the timing of the project.

#### East High HVAC

- AES is proceeding with design development of M/E/P plans for the upgrade of the mechanical systems at Bellevue East. A project review/update meeting is being scheduled for January 23<sup>rd</sup>, 2018 at East High School to present a project update to the BPS administration, the East High administration/staff and the Bond Oversight Committee. This would be a joint presentation to provide additional information on where the building system design is progressing and representatives from AES will be available to provide clarification to questions that may be presented at the meeting.
- It is anticipated that bid documents will be ready for distribution in late February 2018. Assuming the costing for the HVAC upgrade is reasonable, this timetable would allow for start of construction in the summer of 2018.
- Commissioning: Proposals from four prospective Building Commissioning Engineers were reviewed by a committee that was established for this particular topic. Interviews of the four groups were conducted on December 21<sup>st</sup>, 2017 and the list was shortened to 2 firms with additional questions were directed back to those firms for clarifications in their services and fees. Proposals were presented to the Bellevue School Board in December for consideration with a recommendation to move ahead with procuring the services of Optimized Systems to tie into the HVAC project. Initial meetings have already been held between AES and Optimized Systems to start walking through the scope and intent of the project.

#### East High North Gym Roofing

- The Bellevue School Board awarded the roof replacement work on the East High North Gym project to 10 Men Roofing, Inc. at the December 4<sup>th</sup> Board meeting. The start of the roofing work will be weather dependent and will likely start towards the end of February, 2018.

#### Avery Elementary Life Safety/HVAC Upgrade Project

- The Bellevue School Board has approved moving ahead with obtaining bids for the Avery Elementary Life Safety/HVAC upgrade project. Final timetables for distribution of plans to potential bidders will be worked up here in the next few weeks once the engineer gets closer to finalizing plans for the project. It is the intent of this project being completed during the summer of 2018 and ready for the start of the 2018/2019 school year.

#### Betz/Peter Sarpy Elementary Life Safety/HVAC Upgrade Project

- The Bellevue School Board has approved moving ahead with obtaining bids for the Betz and Peter Sarpy Elementary Life Safety/HVAC upgrade projects. The option was brought up by District staff to expand/modify the scope of the mechanical system work at these two schools. The Bond had included

funds to replace certain components of the existing mechanical systems at both buildings. However, the District staff proposed the option of going ahead and revamping the entire mechanical systems at both buildings. In analyzing the existing building systems with AES, it was found that the potential is there to save money over the long term if the systems were upgraded at this time in lieu of dropping bond dollars into short term fixes. Since the revamping of the existing systems would be more costly than what was allocated in the bond, it is being proposed by the District that District Building and Site funds would be tapped to fund the additional costs for upgrading the project to revamp the overall system. Final timetables for distribution of plans to potential bidders will be worked up here in the next few weeks once the engineer gets closer to finalizing plans for the project. Due to the expanded scope of the work, it is anticipated that the final phases of the work will extend into the Fall after the start of the 2018/2019 school year. We will be starting planning meetings with the school staff/administration this week to start looking at scheduling.