

**NOTICE OF MEETING**

Notice is hereby given of a Board of Education Committee of the Whole meeting of School District No. 17, in the County of Douglas, which will be held at 6:00 p.m. on **Monday, November 11, 2013** at 5606 South 147th Street, Omaha, Nebraska.

Agenda for such meeting, kept continuously current, is available for public inspection at the office of the superintendent at 5606 South 147th Street, Omaha, Nebraska.

Michael Kennedy  
Secretary

11-8-13

**THE DAILY RECORD  
OF OMAHA**

**LYNDA K. HENNINGSSEN, Publisher  
PROOF OF PUBLICATION**

**UNITED STATES OF AMERICA,**  
The State of Nebraska,  
District of Nebraska,  
County of Douglas,  
City of Omaha,

} ss.

**J. BOYD**

being duly sworn, deposes and says that she is

**LEGAL EDITOR**

of **THE DAILY RECORD**, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, printed in Omaha, in said County of Douglas, for more than fifty-two weeks last past; that the printed notice hereto attached was published in **THE**

**DAILY RECORD**, of Omaha, on \_\_\_\_\_  
November 8, 2013

**That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.**



GENERAL NOTARY - State of Nebraska

CONNIE L. NOVACEK

Subscribed in my presence and sworn to before

# COMMITTEE OF THE WHOLE MEETING

November 11, 2013

NAME:

REPRESENTING:

Tom PENNEY

DLR GROUP

Jim Torres

DLR GROUP

Mike Marshall

Autumn Grove

Ryan Foster

Autumn Grove

Pat Schaefer

MEA

Julie Suttin

Leadership Academy 2

Holly Mairing

Leadership 2



*COMMITTEE OF THE WHOLE  
MEETING*



November 11, 2013

# COMMITTEE OF THE WHOLE MEETING

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MILLARD PUBLIC SCHOOLS  
BOARD COMMITTEE OF THE WHOLE

The Board of Education Committee of the Whole will meet on Monday, November 11, 2013 at 6:00 p.m. at the Don Stroh Administration Center, 5606 South 147th Street.

The Public Meeting Act is posted on the Wall and Available for Public Inspection

Public Comments on agenda items - This is the proper time for public questions and comments on agenda items only. Please make sure a request form is given to the Board Vice-President before the meeting begins.

A G E N D A

1. NASB Technology Presentation
2. Construction Update

Public Comments - This is the proper time for public questions and comments on any topic. Please make sure a request form is given to the Board Vice President before the meeting begins.

## AGENDA SUMMARY SHEET

**AGENDA ITEM:** 2014 Summer Projects

**MEETING DATE:** November 11, 2013

**DEPARTMENT:** General Administration

**TITLE & BRIEF DESCRIPTION:** 2014 Summer Projects – A report of the construction projects proposed for next summer.

**ACTION DESIRED:** Approval  Discussion  Information Only

**BACKGROUND:** Each year the District engages in “Summer Projects.” In recent years, the total cost for summer projects has been in the neighborhood of \$3-4 m (no summer projects were funded in 2013). Included in the 2013 Bond was \$33,000,000 for summer projects over five years, resulting in an annual budget of \$6,600,000 (includes contingency and soft costs).

**OPTIONS AND ALTERNATIVES:**

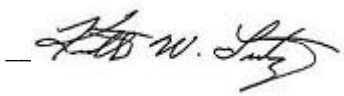
**RECOMMENDATION:** n/a

**STRATEGIC PLAN REFERENCE:** n/a

**IMPLICATIONS OF ADOPTION/REJECTION:** n/a

**TIMELINE:** Design work will commence as soon as possible. The projects will commence immediately after school dismisses for the summer break.

**RESPONSIBLE PERSON:** Ed Rockwell (Gen. Mgr. for Support Services) and Ken Fossen (Assoc. Supt. Gen. Admin.)

**SUPERINTENDENT’S APPROVAL:** 

# SUMMER PROJECTS 2014

Millard Public Schools

Project Management

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Board of Education Meeting

November 11, 2013

**Summer Project Requests  
2014**

# SUMMER PROJECTS 2014

Millard Public Schools

Project Management

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Projects were initially recommended and prioritized by the Project Management and Maintenance Departments, then reviewed by the District Projects Committee on October 7, 2013.



# SUMMER PROJECTS 2014

Millard Public Schools

Project Management

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## Summary of Projects and Locations

### Roofing:

South High Phases IV & V

Cody Phase I

Norris Phase I

Ackerman (insurance)

North High (insurance)

### Paving Improvements:

Norris Phase II

Russell Middle Phase I

Willowdale

DSAC Phase I

### Doors and Frames:

North Middle

Kiewit Middle (lock cylinders)

# SUMMER PROJECTS 2014

Millard Public Schools

Project Management

## Summary of Projects and Locations (cont'd)

Drainage and Erosion: CMS Phase II Drainage & Erosion Improvements

Outdoor Facilities:  
 Buell Stadium Seating Replacement  
 Kiewit Middle Running Track Replacement  
 North High Running Track Surfacing & Striping  
 South High Tennis Court Surfacing & Striping  
 West High Tennis Court Replacement

Skylight Systems:  
 Neihardt Kalwall East Elevation  
 Neihardt Kalwall West Elevation (insurance)

Flooring:  
 Central Middle (all less Media Center)  
 Rohwer (throughout)  
 Harvey Oaks (throughout Open-Closed)

# SUMMER PROJECTS 2014

Millard Public Schools

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## Summary of Projects and Locations (cont'd)

Mechanical-Electrical:	South High Electrical Switchgear Replacement
Fire Safety Systems:	North Middle Kitchen Hood & Suppression Central Middle Fire Detection System Replaced
Intercom Systems:	Abbott (includes exterior improvements) Ezra (includes exterior improvements)
North High Pool Phase I:	Tank sandblasted, tested, repaired, repainted Pumps, filtration, valves, piping, tanks replaced Build new ventilated chemical treatment rooms Add UV disinfection and auto-fill water level sys Deck equip replaced, mech/elec systems reno

# SUMMER PROJECTS 2014

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## SHS Re-roofing Phase IV and V



# SUMMER PROJECTS 2014

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## Cody Re-roofing Phase I

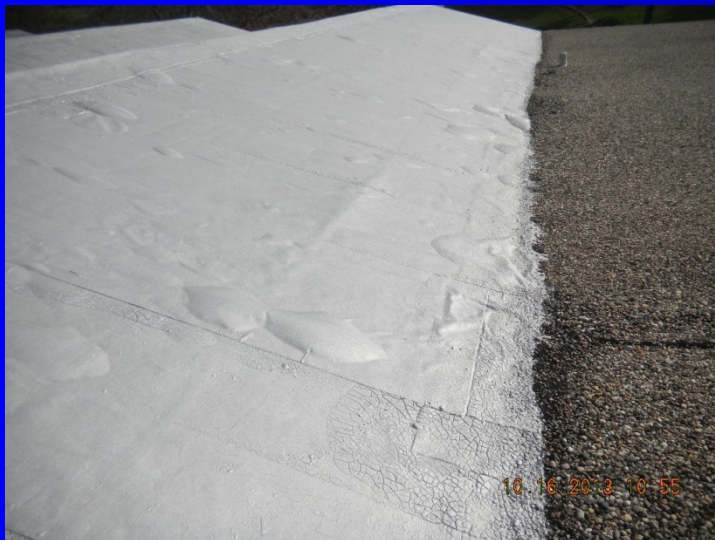


# SUMMER PROJECTS 2014

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## Norris Re-roofing Phase I



# SUMMER PROJECTS 2014

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## Ackerman Roof Re-coating and Skylights Replaced



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## North High Roof Re-coating





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## MPS Roof Statistics

### Magnitude of Existing Roofs

- 2.98 mil sq. ft. = 66 football fields or 70 acres

### Required to achieve 20 year roof replacements:

- 149,000 sq. ft./year re-roofed
- \$ 1.78 million/year budgeted

### Buildings with major roof areas beyond 20 years:

- 10 Elementary Schools
- 2 Middle Schools
- 2 High Schools
- 2 Special Buildings



Regulation Football Field  
150 ft x 300 ft = **45,000 SF**

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## Norris Paving and Lighting Improvements Phase II



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## Russell Middle Paving Improvements Phase I



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## Willowdale Paving Improvements



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## DSAC Paving Improvements Phase I



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## North Middle Door & Window Replacements



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## Kiewit Middle Lock Cylinder Replacements



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## Central Middle Drainage & Erosion Improvements





# SUMMER PROJECTS 2014

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## Buell Stadium Seating Replacements



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## Kiewit Middle Running Track Replacement



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## North High Track Re-surfacing & Re-stripping



# SUMMER PROJECTS 2014

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## South High Tennis Court Re-surfacing & Re-stripping



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## West High Tennis Court Replacement



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## Neihardt Kalwall Skylight Replacements



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## Central Middle Carpeting Replacement



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## Rohwer Flooring Improvements





# SUMMER PROJECTS 2014

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## Harvey Oaks Flooring Improvements



# SUMMER PROJECTS 2014

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## South High Electrical Switchgear Replacement Phs II



# SUMMER PROJECTS 2014

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## North Middle Kitchen Hood & Fire Suppression



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## Central Middle Fire Detection System Replacement



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## Abbott Intercom System Replacement



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## Ezra Intercom System Replacement



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## North High Swimming Pool Renovations Phase I



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## District Facilities Current Summary Statistics

- Total number of facilities: 39 (portable classrooms not included)
- Average age of facilities: 31 years
- Total gross floor plan all facilities: 3,648,160 square feet
- Total value of facilities: \$444,635,009 (land values & contents excluded)



# SUMMER PROJECTS 2014

Millard Public Schools

Project Management

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## Facility Values / Capital Spending

- Per 2013 HAKCO schedule, current replacement value of all District facilities (land values excluded) is **\$444,635,009**
- \$6.6 mil/yr in capital spending represents just 1.5% of value/yr
- National school facility management experts recommend annual capitol spending at 1-2%/value/yr (\$4.4m/yr - \$8.8m/yr)
- If school facility life is 55 years, \$8.1 mil/yr in capital spending would be the required rate to equal the total value of \$444 mil

# SUMMER PROJECTS 2014

Millard Public Schools

Project Management

2014 Proposed Capital (Summer) Projects						
Category	5 Year Budget Incl Soft Costs	Annual Incl Soft Costs	Net Award Targets	Net Award Estimates	Delta	Category Description
1	10,500,000	2,100,000	1,590,909	1,490,500	100,409	Re-roofing incl: roof drains, weatherproofing, sealants, insulation
2	4,625,000	925,000	700,758	671,000	29,758	Paving, site lighting, sidewalks, hard surface play areas
3	375,000	75,000	56,818	55,000	1,818	Exterior doors, windows, frames, hardware
4	750,000	150,000	113,636	160,250	-46,614	Drainage and erosion improvements incl: sodding, seeding, landscaping
5	6,250,000	1,250,000	946,970	888,600	58,370	Outdoor facilities renovations incl: bldgs, seating, fields, irrigation, fencing
6	1,350,000	270,000	204,545	122,300	82,245	Skylight systems, architectural windows, thermal glass
7	2,700,000	540,000	409,091	420,000	-10,909	Flooring replacements incl: carpet, resilient, ceramic, quarry, wood
8	1,500,000	300,000	227,273	0	227,273	Interior features incl: wall covering, tack wall systems, operable wall systems
9	3,125,000	625,000	473,485	200,000	273,485	Mechanical, HVAC and controls, electrical systems
10	1,150,000	230,000	174,242	278,000	-103,758	Fire detection, kitchen hoods and suppression, fire code compliance
11	675,000	135,000	102,273	90,000	12,273	Intercom (interior and exterior), public address and clock systems
NHS Pool	na	na	na	550,000	na	NHS Phase I pool renovation
<b>Totals</b>	<b>33,000,000</b>	<b>6,600,000</b>	<b>5,000,000</b>	<b>4,925,650</b>	<b>74,350</b>	

<b>Category 1</b>	Re-roofing incl: roof drains, weatherproofing, sealants, insulation		<b>1,490,500</b>
South High	Phases IV & V	Re-roof sections H, I, K, L, M, N, P, S, T, U, W, X (alternate for section R)	823,000
Cody	Phase I	Re-roofing sections A,B,C	402,500
Norris	Phase I	Re-roofing sections A,B,H	265,000
Ackerman	ins reimburse	54,240 SF elastomeric roof coating and Kalwall skylight replacement	110,000
North High	ins reimburse	203,181 SF elastomeric roof coating	420,000
<b>Category 2</b>	Paving, site lighting, sidewalks, hard surface play areas		<b>671,000</b>
Norris	south front lot	Paving and lighting improvements Phase II	203,000
Russell Middle	east lot	Paving improvements Phase I	155,000
Willowdale	all	Paving improvements	245,000
DSAC	east front lot	Paving improvements Phase I	68,000
<b>Category 3</b>	Exterior doors, windows, frames, hardware		<b>55,000</b>
North Middle	exterior	Doors and window replacements at M3-4, M3-7, M3-9	21,000
Kiewit Middle	throughout	Lock cylinder replacements	34,000
<b>Category 4</b>	Drainage and erosion improvements incl: sodding, seeding, landscaping		<b>160,250</b>
Central Middle	east property line	Drainage and erosion improvements	160,250
<b>Category 5</b>	Outdoor facilities, outbuildings, seating, fields, irrigation		<b>888,600</b>
Buell Stadium	home (west side)	Seating replacements (aluminum planks)	55,000
Kiewit Middle		Running track replacement	290,000
North High		Running track re-surfacing and re-striping	110,000
South High		Tennis court re-surfacing and re-striping	53,600
West High		Tennis court replacement	380,000

# SUMMER PROJECTS 2014

Millard Public Schools

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<b>Category 6</b>	<b>Skylight systems, architectural windows, thermal glass</b>		<b>122,300</b>
Neihardt	roof	Kalwall skylight replacement (Base Bid east elevation only in budget)	122,300
Neihardt	roof	Kalwall skylight replacement (Alt Bid west elev not in budget pending ins)	122,300
<b>Category 7</b>	<b>Flooring: carpet, resilient, ceramic, quarry, wood</b>		<b>420,000</b>
Central Middle	throughout	Carpeting replacement (less Media Center)	140,000
Rohwer	throughout	Flooring improvements	135,000
Harvey Oaks	throughout	Flooring improvements (budget supports 2014 Open-Closed Project)	145,000
<b>Category 8</b>	<b>Interior features incl: wall covering, tack wall systems, operable wall systems</b>		<b>0</b>
<b>Category 9</b>	<b>Mechanical, HVAC and controls, electrical systems</b>		<b>200,000</b>
South High	electrical system	Electrical switchgear replacement Phase II	200,000
<b>Category 10</b>	<b>Fire detection, kitchen hoods and suppression, fire code compliance</b>		<b>278,000</b>
North Middle	kitchen	Kitchen hood and fire suppression system replacement	103,000
Central Middle	throughout	Fire detection system replacement	175,000
<b>Category 11</b>	<b>Intercom (interior and exterior), public address and clock systems</b>		<b>90,000</b>
Abbott	throughout	Intercom system replacement (with improved exterior coverage)	45,000
Ezra	throughout	Intercom system replacement (with improved exterior coverage)	45,000
<b>Special Project</b>	<b>North High Phase I swimming pool renovations</b>		<b>550,000</b>
North High	Phase I	Tank sandblasted, water tested to leakage, repaired, repainted	na
		New chemical storage rooms, UV disinfection, water level auto-fill sys	na
		Pumps, filtration system, valves, piping, surge and filter tanks replaced	na
		Replace pool deck equipment, mechanical & electrical systems renovated	na

**4,925,650**

# SUMMER PROJECTS 2014

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## Total Project Costs (all-in) by Discipline

Civil Projects	1,719,850
Architectural Projects	2,637,800
Mech-Elec-Plumbing Projects	568,000
A-E Estimate of Total Bid Awards	<u>4,925,650</u>
Construction Cost Contingency (10%)	492,565
Estimated Total Soft Costs (22%)	<u>1,083,643</u>
<b>Total Estimated Project Requests</b>	<b>\$6,501,858</b>

# SUMMER PROJECTS 2014

Millard Public Schools

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## Cost Categories Defined

(A) Estimated Total Bid Awards: Anticipated results of bid openings

(B) Construction Cost Contingency: 10% of (A)

(C) Estimated Total Soft Costs: 22% of (A)

- Architectural - engineering fees, including contract administration
- Bid document printing and postage (plans and specifications)
- Survey, geotechnical, special testing and inspection fees
- HVAC air and water balancing, HVAC commissioning fees
- Project support costs to direct MPS vendors and sub-contractors

(D) Estimated Total Project Requests: Sum of (A+B+C)

# SUMMER PROJECTS 2014

Millard Public Schools

Project Management

## Historical Funding for Summer Projects

**Summer Project Funding 2004 - 2013**

Year	<i>Budgeted</i>	<i>Actual</i>
2004	2,246,500	2,246,500
2005	1,327,274	1,327,274
2006	3,426,145	2,720,221
2007	5,791,696	5,485,020
2008	4,182,414	4,015,854
2009	1,000,000	1,024,009
2010	5,233,920	4,715,541
2011	4,446,000	3,687,259
2012	3,303,040	3,143,249
2013	0	0
2014		
2015		
Total to-date	30,956,989	28,364,927
Averages	<b>\$3,095,699</b>	<b>\$2,836,493</b>

## AGENDA SUMMARY SHEET

**AGENDA ITEM:** Ron Witt Support Services Center (RWSSC) Phase II Renovations

**MEETING DATE:** November 11, 2013

**DEPARTMENT:** General Administration

**TITLE & BRIEF DESCRIPTION:** RWSSC Phase II Renovations – A proposed project to renovate and occupy the remaining space at this facility.

**ACTION DESIRED:** Approval  Discussion  Information Only

**BACKGROUND:** The District purchased the property in 2008 with the intent to consolidate in a single support facility, several departments housed in schools, leased space and the Support Services Center. Phase I Renovations were completed in 2010, providing space for Technology, MEP's, Psychologists, Distribution and Surplus. Certificates of Participation (COPS) were used to fund the property purchase and Phase I Renovations.

Tom Penney and Jim Torres of DLR Group will present the proposed plans and construction budget (see attached) and will answer questions.

**OPTIONS AND ALTERNATIVES:** n/a

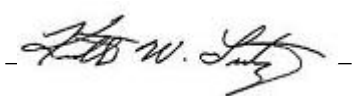
**RECOMMENDATION:** n/a

**STRATEGIC PLAN REFERENCE:** n/a

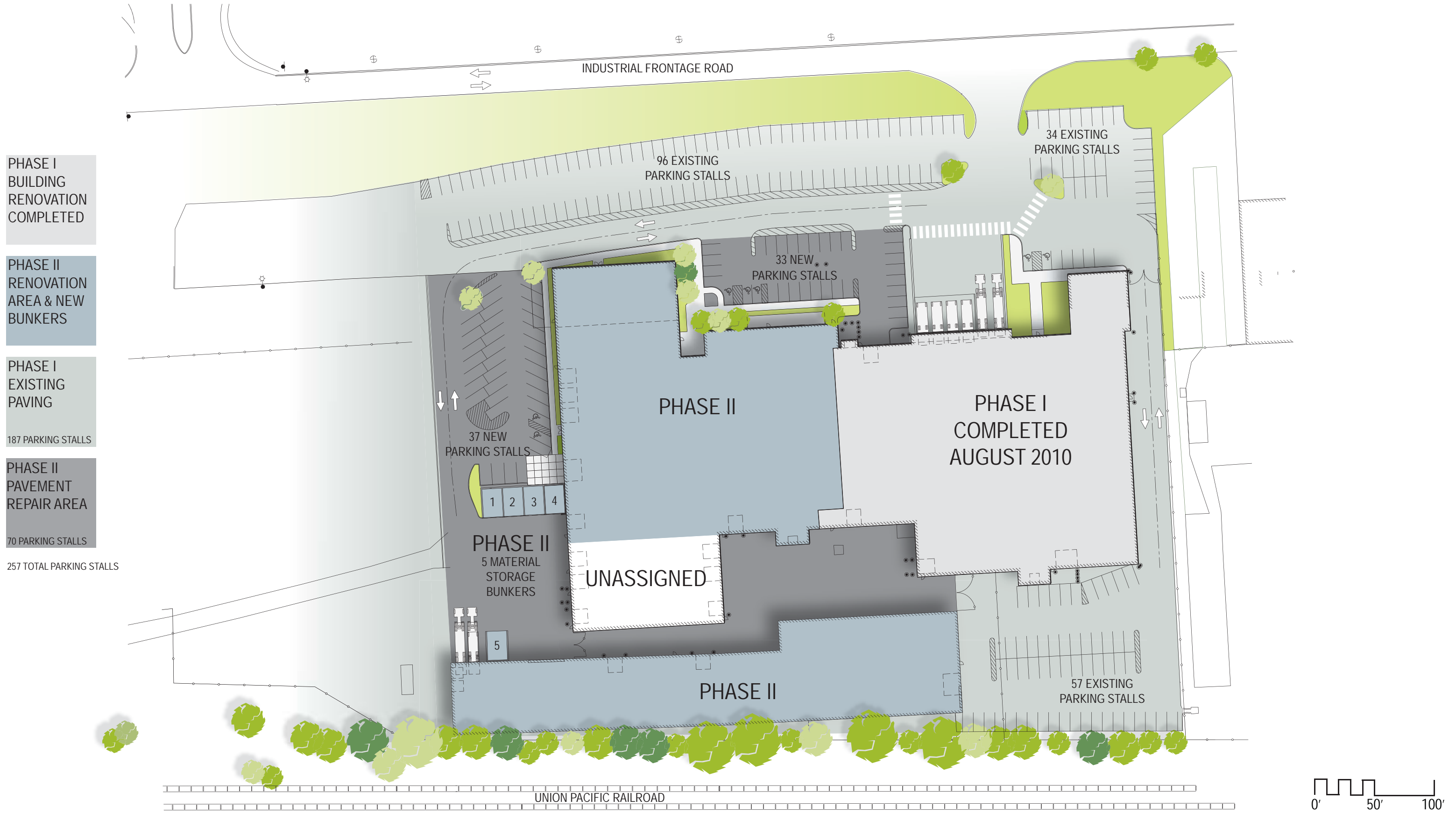
**IMPLICATIONS OF ADOPTION/REJECTION:** n/a

**TIMELINE:** n/a

**RESPONSIBLE PERSON:** Ed Rockwell (Gen. Mgr. for Support Services) and Ken Fossen (Assoc. Supt. Gen. Admin.)

**SUPERINTENDENT'S APPROVAL:** 

# RON WITT SUPPORT SERVICES CENTER





# RON WITT SUPPORT SERVICES CENTER

## PHASE II

SUPPORT SERVICES  
17,491 SF

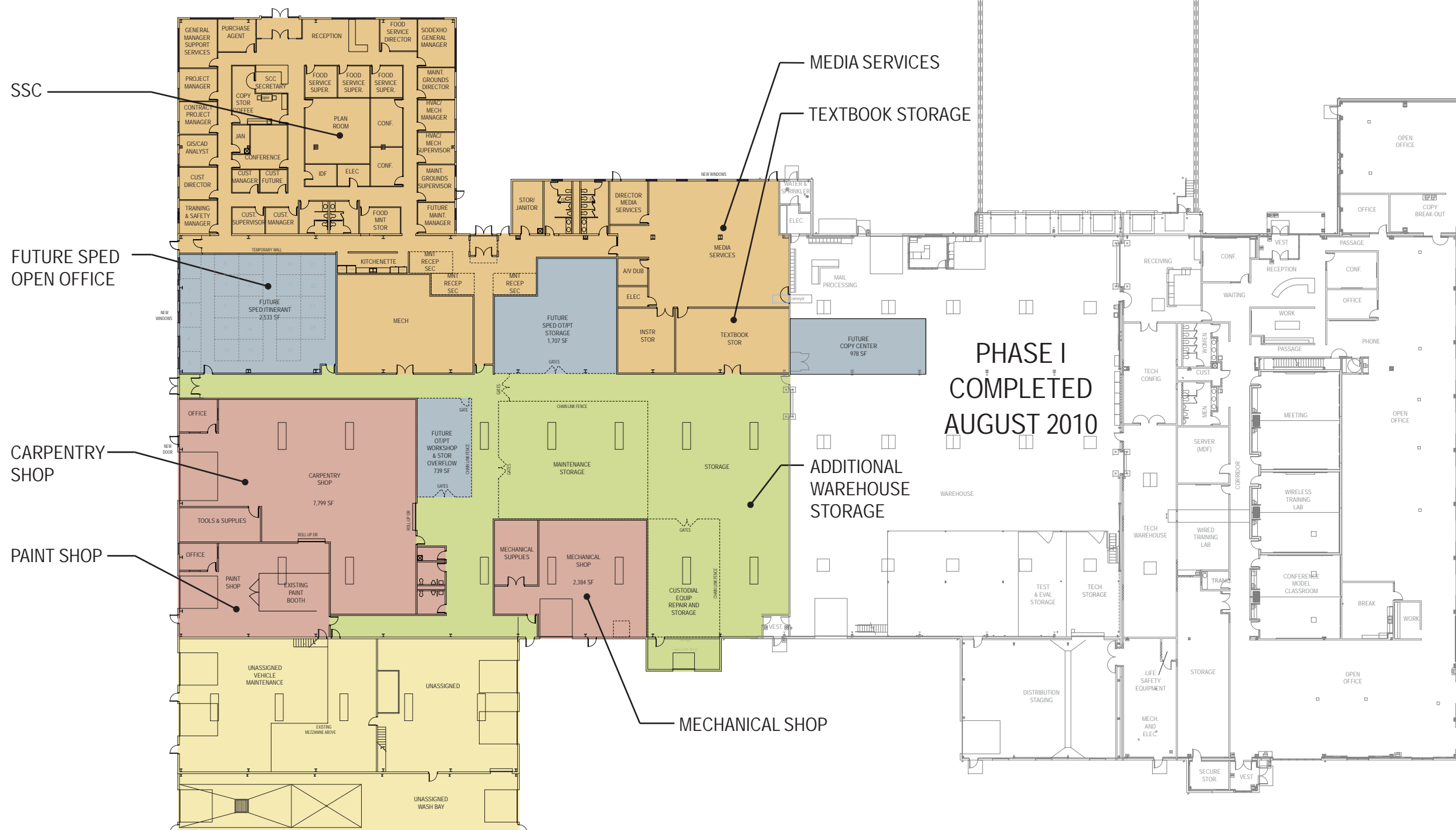
MAINTENANCE SHOPS  
10,183 SF

ADDITIONAL WAREHOUSE STORAGE  
11,325 SF

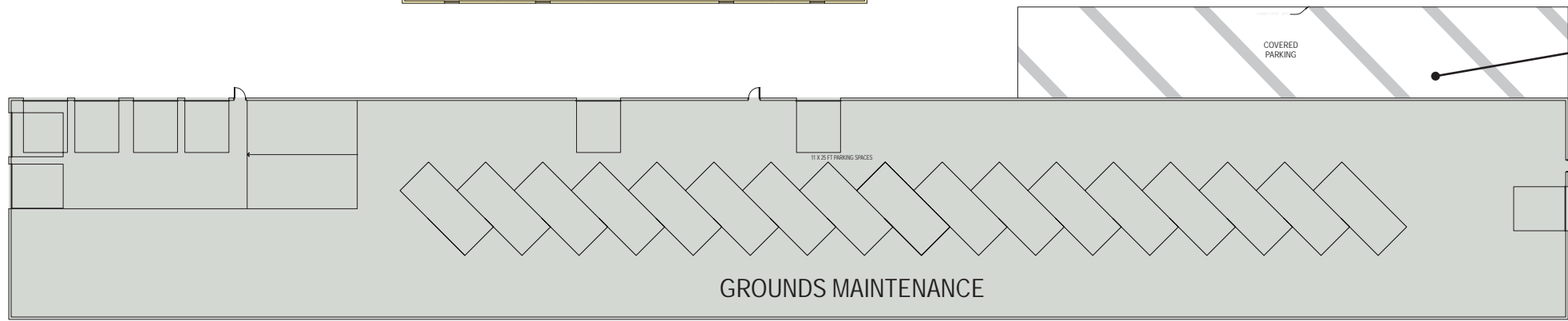
GROUNDS MAINTENANCE  
24,982 SF

NO WORK-FUTURE PHASE  
-SPED OPEN OFFICE  
-SPED OT/PT STORAGE  
-COPY CENTER  
5,957 SF

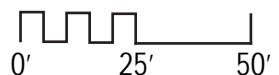
NO WORK-UNASSIGNED  
-VEHICLE MAINTENANCE  
-WASH BAY  
9,376 SF



PHASE I  
COMPLETED  
AUGUST 2010



OUTSIDE COVERED PARKING/STORAGE



**MILLARD PUBLIC SCHOOLS**

**DLR Group Project No. 10-13133-00**

**Phase II Renovation of Ron Witt Support Services Center**  
**Proposed Project Budget**

**CONSTRUCTION COSTS**

1.0	Site Work				<b>\$</b>	<b>328,011</b>	
2.0	Material Storage Bunkers	2,625 SF			<b>\$</b>	<b>183,750</b>	
3.0	Building Renovation Scope:	64,607 SF			<b>\$</b>	<b>3,596,982</b>	
3.1	RWSSC Office Renovation	15,737 SF	\$	2,477,564			
3.2	Maintenance Shops Renovation	23,888 SF	\$	837,917			
3.3	Grounds Maintenance Building Renovation	24,982 SF	\$	281,501			
<b>TOTAL PROBABLE CONSTRUCTION BID DAY COST</b> (excluding contingency & soft costs)						<b>\$</b>	<b>4,108,743</b>
(excludes 2013 Bond exterior renovation)							
4.0	10% Design and Construction Contingency				<b>\$</b>	<b>410,874</b>	
5.0	22% Soft Costs (consultant fees, printing, geotechnical, testing, asbestos abatement)				<b>\$</b>	<b>903,923</b>	
<b>TOTAL ESTIMATED CONSTRUCTION BUDGET</b>						<b>\$</b>	<b>5,423,540</b>
6.0	FF&E (furniture, fixtures and equipment)					<b>TBD</b>	