

**January 24, 2018**

The special meeting of the Wessington Springs School District Board of Education was held on January 24, 2018 at 7:05 pm in the Gann Valley Fire Hall in Gann Valley. The following members present: Tonya Aldrich, Jeff Assman, Todd Grohs, Amber Kolousek, Gerry Orth and Dustin Weber. Absent: Jim Burg.

Motion by Aldrich, seconded by Orth to approve the agenda as proposed. All ayes, 0 nays. Carried.

President Grohs thanked all those attending. President Grohs explained the history behind this project, how we got to where we are today in this project and what the project entails. He introduced Dean Marske from HKG, Shane Christensen & Marty Gilbertson from Johnson Controls, Inc. The design build process, which the school chose vs. plan spec/architectural bidding, was discussed. President Grohs said most likely school would not start until after Labor Day to allow as much time as possible for construction. Contracts have not been signed for anything other than the \$164,000 to get the 40% documents to start the bid process so penalties for late completion, etc. have not been determined but Shane Christensen assured the group that the project would be done to a point where school will go on uninterrupted. Shane said numbers in his presentation are in broad categories so not to be apparent to bidders as contracts have not been awarded as the referendum has not been voted on yet. The project was broken down into 3 main areas: General Construction \$1,844,394 (includes general construction, windows, flooring, steam system demolition, ACT ceiling Demo and new), MEP \$1,143,417 (sheetmetal: ductwork, fan coil units, MAU; mechanical piping, propane, hot water to equipment, plumbing, UG, waste, vent, water, electrical –outlet panels, electrical service, lighting etc., VE items, equipment, 6-1,000 gal propane tanks, taxes on supplied equipment) and soft costs \$1,258,559 (permits, fees, architecture, structural, mechanical & electrical, fire protection, engineering, site superintendent, vehicle, phone, computer, lodging, administrative, copies, printing, postage and shipping, reimbursements, development, SD taxes, risk, profit) along with fire protection \$134,831 (fire sprinklers all three floors & attic, fire alarm – entire building and mechanical system, water service) and \$175,984 for temperature controls & security cameras, for a total of \$4,557,185.00. We considered buying an 8,000 gallon tank vs. six 1,000 gallon tanks but it was more cost efficient to go with the six tanks and eliminated the need for a vaporizer. There was discussion on the kind of windows we were putting in and their efficiency. Bathrooms will be stacked on all three floors as it was more cost effective than leaving them where they were. The bond levy of \$.37 per \$1,000 valuation is to pay for all of the costs with \$3.5 million bond and the remainder of the costs will be paid with Capital Outlay funds. Johnson Controls has a one year warranty on their work and will do a one year walk through to check for cracks in the walls, etc.

President Grohs said Friday, January 19, 2018, the Building Committee met with Johnson Controls to go over bid numbers and costs. The project bids came in a little higher than we wanted so we cut the ag shop dust collection and ventilation system and will not completely remodel the 4 south rooms in the lower floor. Those can be done at a later date when we know their specific use and tailor the room to fit the need.

President Grohs thanked everyone for coming and emphasized the importance of getting out and voting on January 30, 2018.

8:50 p.m. Motion by Kolousek, seconded by Aldrich to adjourn the meeting. All ayes, 0 nays. Carried.

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Todd Grohs, President

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Julie Kraft, Business Manager