

Yuma School District-1  
August 31, 2020 Special Meeting  
Board of Education

**BOARD MEMBERS PRESENT**

Dan Ross, President

Duane Brown, Vice President

Kim Langley, Secretary/Treasurer

Thomas Holtorf, Director

Lindsey Galles, Director

Dianna Chrisman, Superintendent

Rhonda Metcalfe, Executive Secretary

**BOARD MEMBERS ABSENT**

- None

**1.0 CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Board President, Dan Ross called the special meeting of the Board of Education to order at 7:00 p.m. on Monday, August 31, 2020 in the Yuma School District Board Room.

**2.0 AGENDA-ADDITIONS/DELETIONS-APPROVAL**

- None

Motion by Ross, seconded by Galles, to approve the agenda as presented.

Voting Aye: Brown, Galles, Holtorf, Langley, Ross. Motion carried.

**3.0 DISCUSSION/ACTION ITEMS**

3.1 Project-1 Amendment #2 Consulting Agreement

- ❖ Superintendent Chrisman deferred the topic of the amendment to the original contract based on scope and time of some of the components of the project to Chad Rayl, Project-1. Rayl stated that this is for the additional effort for splitting up the GMP packages from one package to three packages. Also the effort from changing the high school from one CTE to the gym as separate areas and pre-bond work. Chrisman added it is very similar to what the district did with the design changes because of the way the scope was changed. Similar concepts. Rayl stated that in talking with Jay Hoskinson he wanted more general counsel so more contact had to be made with the district's attorney. President Ross asked if the district's fee with the attorney would be larger. Chrisman responded that it would and that it is all part of the project on the owner's side.

Motion by Brown, seconded by Holtorf, to approve the Project-1 Amendment #2 Consulting Agreement.

Voting Aye: Brown, Galles, Holtorf, Langley, Ross. Motion carried.

### 3.2 Final YHS GMP Approval

- ❖ Chad Rayl, Project-1 and David Kurtz, Neenan, presented exhibits and information on the final YHS GMP. Rayl began with directing the board's attention to the exhibits included in their board packets. The most important ones being the actual GMP itself, the schedule and initial GMPs prepared by Neenan for each phase – middle school, high school, Gym, renovation and CTE wing. Rayl stated that with all phases combined the district is a little over \$1,000,000 under budget. Kurtz gave a brief explanation and summary of how the phases came together to get to this point in the budget. Brown asked if there is approximately \$800,000 in contingency. Rayl stated it is about \$815,000. Chrisman added that it is important to remember that the reason the first GMP was high was because there was utility work that had to be done at the beginning that actually would have gone into this phase. She stated that this GMP also has the HVAC update already built in for the auditorium.
- ❖ Kurtz gave updates on the schedule and budget.
  - Getting the GMP signed will give the ability to get the contracts going with the subcontractors and starting the addition construction on September 10<sup>th</sup>. Completion is planned for July 2021 on the addition. Drawings are being finished up. Permit is in place.
  - The music and art room area of the building will be started during spring semester. The classrooms will be starting once school is out this year.
  - The gym construction is going strong. Exterior paint will be happening mid to early September. The windows will be going in middle of September. Around Thanksgiving the wood flooring will be going in. Rayl reports that this Wednesday is a big day for the gym with a big slab pour for inside the gym and a sidewalk pour along the track and also a little section over to the VoAg building. Completion plan is early January of next year.
  - YMS classrooms are done. Kitchen construction is finishing up in the next two weeks.
  - Superintendent Chrisman gave a reminder that all of the areas with the YHS classrooms are not in the schedule until fall semester of next year. That is why the district is still having the air conditioning and heating issues as those areas cannot be finished until some other areas are completed.
  - Vice President Brown clarified that he read the schedule right stating that mod 3 and 4, the core of YHS, will be started as soon as possible in May and turned back to the school by the first of September with the first day of school being September 7<sup>th</sup>. Chrisman responded that this is

#### 4.0 ADJOURNMENT

The Board Meeting was adjourned at 8:30 p.m. by Dan Ross.

Motion by Langley, seconded by Galles, to adjourn the meeting.

Voting Aye: Brown, Galles, Holtorf, Langley, Ross. Motion Carried.

Sincerely,



Kim Langley, Secretary/Treasurer  
Yuma School District-1  
Board of Education



Dan Ross, President  
Yuma School District-1  
Board of Education

correct. The calendar hasn't been finalized but this was the recommendation. Kurtz responded also that the critical part of the scheduling now is freeing up enough classroom space for next fall. General comments on possibilities for classroom space followed.

- Kurtz directed the board member's attention to a document showing the middle school, high school, CTE addition, the YHS renovation budget. In comparing this to the BEST budget with all four of these projects together it shows where the district is sitting \$1.2 million below budget. He gave detailed information of where some of the savings came from.
- Vice President Brown asked when the district would be free to start spending some of the \$1.2 million that remains in the budget. His concern is that even though it is nice to have this money for contingency, he does not want to skip any enhancement or a place in the construction process that could be done better and then end up at the end of the project with \$1.2 million that the district does not know what to do with. Kurtz agreed and reminded the board that with the BEST project funds, if you don't spend that money you have to give it back, therefore finding ways to spend it and using it is important. General discussion followed on this. Brown asked if corners were cut on some of the interior finishes or other things that might want to be reevaluated to see if better can be done. Kurtz responded a bigger thing would be to look at the list of things that were on the BEST application where there were areas that were not going to get renovated, for example, the commons area and cafeteria space. These are where he would say if the district can that these be worked on. President Ross asked if the district would be allowed to do this under the BEST program. Chrisman responded that they think the district can. She states the thinking is that some carpet and paint in these areas would help nicely tie the new renovations pieces in with the old areas. More discussion followed.

### 3.3 Building Design Update

- ❖ Abby Collins, Neenan, led the board of education on a virtual walk through of the YHS renovation and addition project giving an overview of the main and bigger spaces. General questions and discussion occurred throughout the virtual walk through.

Motion by Ross, seconded by Brown, to approve the final YHS GMP Contract.  
Voting Aye: Brown, Galles, Holtorf, Langley, Ross. Motion carried.