

LAUREL-CONCORD-COLERIDGE SCHOOL DISTRICT #54
BOARD OF EDUCATION
Special Meeting of the Construction Manager at Risk Selection
Committee of the Laurel-Concord-Coleridge School
Monday, May 11, 2020 8:00 p.m.
Boardroom @ LCC School, Laurel, NE 68745

I. CALL MEETING TO ORDER

A meeting of the Construction Manager at Risk Selection Committee of the Board of Education of the Laurel-Concord-Coleridge School (CM@R Selection Committee) was convened in open and public session on May 11, 2020, at 8:00 p.m. following the regular meeting of the Board of Education of Laurel-Concord-Coleridge School, in the Board Room of the High School/Elementary School building located at 502 Wakefield Street, Laurel, Nebraska.

Notice of the meeting was given in advance by publication and/or posting in accordance with the Board approved method for giving notice of meetings. Notice of this meeting was given in advance to all members of the Selection Committee. Notice was further provided pursuant to Executive Order No. 20-03 of the Governor of the State of Nebraska dated March 17, 2020, that some committee members may be attending the meeting by videoconference or by telephone conferencing or by other electronic communication conferencing methods. Members of the public and media could access the Selection Committee meeting by video conference call by calling (402) 256-3133 and providing contact information to obtain authorization to enter the meeting, or by physically attending. The possible video/telephone conference location at which some Selection Committee members were present is the same as the location listed above. Reasonable arrangements were made for the public to attend, hear, and speak at the meeting, including seating, recordation by audio recording devices, and public comment. At least one copy of all documents being considered were available to the public at the site of the meeting and the site of the telephone conference call.

Availability of the agenda was communicated in the publicized notice and a current copy of the Agenda was maintained as stated in the publicized notice. All proceedings of the Selection Committee, except as may be hereinafter noted, were taken while the convened meeting was open to the attendance of the public. The matters that were considered by the Selection Committee meeting were shown on the Agenda, which was kept continuously current and is available for public inspection at the office of the Superintendent of Schools. Also present was Rex Schultze, School District Legal Counsel.

Announcement of Open Meetings Act Posting: At the beginning of this meeting, Dustin Thompson, Committee Chair, announced and informed the public that a current copy of the Open Meetings Act was posted on the wall of the meeting room.

Pledge of Allegiance: The Pledge of Allegiance was recited at the Regular Board meeting preceding the Selection Committee meeting.

Call Meeting to Order. The Selection Committee meeting was duly called to order and roll call taken. Selection Committee members were present either in person or via video or telephone conference call, or absent as follows:

Attendance taken at 8:00 p.m.

Jay Hall (Board President):	Present
Dustin Thompson (Board):	Present
Grant Settje (Board):	Present
Tyler Specht (Board):	Absent
Scott Taylor (Board):	Absent
Jeremy Christiansen (Administration):	Present
Bob Soukup (Architect):	Present
Nick Puppe (Community Member with Construction Experience):	Present
Chris Rasmussen (At Large Community Member):	Present

Present: 7. Absent: 2.

II. APPROVAL OF AGENDA AND CHANGES TO AGENDA

Motion to approve the agenda as provided passed with a motion by Jay Hall and a second by Grant Settje.

Hall: Yea, Thompson: Yea, Settje: Yea, Specht: Absent, Taylor: Absent, Christiansen: Yea, Soukup: Yea, Puppe: Yea, Rasmussen: Yea
Yea: 7, Nay: 0, Absent: 2.

III. EXCUSE ABSENT BOARD MEMBERS

Motion to excuse the absence of Scott Taylor and Tyler Specht passed with a motion by Grant Settje and a second by Jay Hall.

Hall: Yea, Thompson: Yea, Settje: Yea, Specht: Absent, Taylor: Absent, Christiansen: Yea, Soukup: Yea, Puppe: Yea, Rasmussen: Yea
Yea: 7, Nay: 0, Absent: 2.

IV. CONSIDER, DISCUSS, AND TAKE NECESSARY ACTION WITH REGARD TO REVIEW OF PROPOSALS RECEIVED FROM PROSPECTIVE CANDIDATES FOR THE POSITION OF CONSTRUCTION MANAGER AT RISK FOR THE PROPOSED DEMOLITION OF THE EXISTING HIGH SCHOOL BUILDING AND CONSTRUCTION OF A NEW HIGH SCHOOL BUILDING, AND RENOVATION OF EXISTING BUILDINGS ON THE EXISTING SCHOOL GROUNDS LOCATED IN LAUREL, NEBRASKA; SUCH ACTION MAY INCLUDE THE DEVELOPMENT AND ADOPTION OF PROCEDURES FOR REVIEW OF THE PROPOSALS RECEIVED, THE EVALUATION OF THE PROPOSALS RECEIVED FROM PROSPECTIVE CANDIDATES SUBMITTING PROPOSALS, AND (1) RANKING OF CANDIDATES, AND/OR (2) SELECTION OF PROSPECTIVE FINALIST CANDIDATES TO INTERVIEW FOR THE CONSTRUCTION MANAGER AT RISK POSITION.

Review of Proposed Project, Construction Manager at Risk (CM@R) Delivery Method with Committee and CM@R Selection Process: The Selection Committee reviewed with the Project Legal Counsel, Rex Schultze, the materials provided by school district legal counsel on the CM@R

construction delivery process and the statutory requirements for the selection of the CM@R for the Project described as follows:

The proposed demolition of the existing high school building and construction of a new high school building and renovation of existing buildings on the existing school grounds located in Laurel, Nebraska (the Project).

Review of RFP Submittals: All of the Selection Committee members affirmed that they had read through each submittal prior to the meeting. The Selection Committee then discussed the development and adoption of procedures for the review of the proposals received, the evaluation of the proposals received from the prospective candidates submitting proposals, and selection of prospective finalist candidates to interview for CM@R position. After such discussion, a motion was made with regard to the adoption of procedures for the review of the proposals received:

Motion that the Selection Committee should, and does hereby, approve the following procedures for the review and ranking of the proposal submitted by candidate CM@R firms:

(1) Each Selection Committee member will be assigned a letter of the alphabet for purpose of submitting their individual ranking of the firms prepare prior to the Selection Committee meeting based upon the members review of the CM@R submittals.

(2) Each Committee members will individually score each firm based upon the criteria set forth in the Request for Proposals comparing firms one to the other and then ranking the firms in order of preference.

(3) Each Committee member shall provide the Selection Committee secretary, Jeremy Christiansen, with their score sheet for each firm with their letter identifier at the top of each score sheet.

(4) The Secretary of the Selection Committee shall tabulate the score submitted by each Selection Committee member on an excel spreadsheet which shall set for the individual score for each of the selection criteria and provide a mean, median and midpoint for each criterion for each firm and a total score combining mid-point score for each firm.

(5) The Selection Committee members shall then discuss the midpoint and total score for each firm in comparison to each of the other firms.

(6) Upon completion of the discussion, each committee member shall review their scoring of each firm again and the Secretary of the Selection Committee shall again tabulate the score submitted by each Selection Committee member on an excel spreadsheet which shall set for the individual score for each of the selection criteria and provide a mean, median and midpoint for each criteria for each firm and a total score combining mid-point score for each firm; such tabulation shall constitute the final ranking of the submitting firms in order of preference.

passed with a motion by Grant Settje and a second by Jay Hall.

Hall: Yea, Thompson: Yea, Settje: Yea, Specht: Absent, Taylor: Absent, Christiansen:

Yea, Soukup: Yea, Puppe: Yea, Rasmussen: Yea

Yea: 7, Nay: 0, Absent: 2.

The motion was declared as passed and adopted.

The Selection Committee proceeded to follow the procedures adopted by the Selection Committee as a whole for the review and ranking of the proposals submitted by candidate CM@R firms the Committee. Upon completion of such review, the Selection Committee members individually scored and ranked each of the submitting firms based upon the selection criteria as set forth on Attachment "A".

Motion to adopt the scoring and ranking set forth on Attachment "A", incorporated herein by this reference and based thereon, to rank the submitting CM@R firms based upon their qualifications determined under the selection criteria order of preference as follows:

Boyd Jones, #1; Hausmann Construction, #2; W.A. Klinger, LLC, #3; Sampson Construction, #4; Kingery Construction, #5; Cheever Construction, #6; Hampton Construction, #7 passed with a motion by Jay Hall and a second by Grant Settje.

Hall: Yea, Thompson: Yea, Settje: Yea, Specht: Absent, Taylor: Absent, Christiansen: Yea, Soukup: Yea, Puppe: Yea, Rasmussen: Yea
Yea: 7, Nay: 0, Absent: 2.

The motion was declared as passed and adopted.

The Selection Committee then discussed whether to interview the top ranked firms.

Motion to invite the three (3) top ranked firms, namely Boyd Jones, Hausmann, and W.A. Klinger, LLC, to interview with the Selection Committee on May 18, 2020, with the order and time of such interviews to be a determined by a blind draw by placing slips of paper with the names of the firms designated as finalists written on an individual slip of paper; the slips of paper to folded in a manner to hide the name of each firm and placed in a container, and then the slips of paper were drawn from the container by Selection Committee member, Dustin Thompson, with the first name drawn given the first interview time, and each succeeding firm whose name is drawn given the next interview time in order until all interview times slots were filled.

Passed with a motion by Jay Hall and a second by Grant Settje.

Hall: Yea, Thompson: Yea, Settje: Yea, Specht: Absent, Taylor: Absent, Christiansen: Yea, Soukup: Yea, Puppe: Yea, Rasmussen: Yea
Yea: 7, Nay: 0, Absent: 2.

The motion was declared as passed and adopted.

The blind draw was then conduct by Selection Committee member, Dustin Thompson, and resulted in the CM@R finalist firms being provided the following interview times on May 18, 2020:

Hausmann Construction – May 18, 2020 at 5:00 p.m.

W.A. Klinger, LLC – May 18, 2020 at 6:15 p.m.

Boyd Jones – May 18, 2020 at 7:30 p.m.

The Selection Committee shall reconvene on May 18, 2020, at 5:00 p.m., in the Board Room of the High School/Elementary School building located at 502 Wakefield Street, Laurel, Nebraska, to conduct such interviews as deemed appropriate by the Selection Committee and will then deliberate regarding the evaluation of the firms submitting proposals and interviewed for the position of construction manager at risk for the Project, and will prepare findings regarding the results of its evaluation of each firm based upon the selection criteria established in the request for proposals for the Project, and will determine the Selection Committee's recommendation to the Board of Education of the rankings in order of preference of the submitting and interviewed firms for the position as construction manager at risk for the Project.

V. ADJOURN

A motion was made by Jay Hall to adjourn the meeting of the Board of Education and Selection Committee. The motion was seconded by Grant Settje. After discussion and on roll call vote the following members voted as follows:

Hall: Yea, Thompson: Yea, Settje: Yea, Specht: Absent, Taylor: Absent, Christiansen:
Yea, Soukup: Yea, Puppe: Yea, Rasmussen: Yea
Yea: 7, Nay: 0, Absent: 2.

The motion was declared as passed and adopted.

There being no further business of the Selection Committee, the meeting was duly adjourned at 10:16 p.m. on May 11, 2020.

DATED this 11th day of May, 2020.

CONSTRUCTION MANAGEMENT AT RISK
SELECTION COMMITTEE FOR LAUREL-
CONCORD-COLERIDGE SCHOOLS

BY:

Jeremy Christiansen, Secretary for the Selection
Committee