

MEETING MINUTES

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When: Aug 10, 2022 10:00 AM Central Time (US and Canada)  
Topic: ACSD Facilities Committee Meeting

Please click the link below to join the webinar:

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Webinar ID: 873 0150 4229

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**Attendees**

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Gerry Peters, Allen Bierbaum, Alisa Frandsen, Brett Becker, Julious Lawson, Dean McCormick, Kenneth Damron, Yonas Michael, Chris Stensland, Dan Rader and Nick Post.

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**I. Call to Order.**

Director of Facilities Gerry Peters called the meeting to order at 10:01 am.

**II. New Ames High Construction Update.**

Dean McCormick of Story Construction updated the Cmte on progress at the new Ames High construction site. He noted punch lists have been completed in most areas of the building with the exception of the commons, auditorium, CTE area and the exterior of the building. He also highlighted that furniture deliveries and assembly is near complete; auditorium seating has been installed; and the flooring from the old multipurpose room has been relocated to the new building. The City of Ames authorized occupancy of the administrative area on July 11 and personnel moved into the building on July 13. The City issued a temporary Certificate of Occupancy for all other areas of the building with the exception of the auditorium and CTE area. Mr. McCormick reported that the food service area passed inspection on July 27. Additionally, three of the four elevators in the building received permits, and the fourth elevator and wheelchair lift is

scheduled for inspection on August 15. Sodding preparation and fence installation around the old building are in progress. Testing, balancing and commissioning of the various building systems is ongoing. The Cmte generally discussed the District communicating with the public regarding the status of the building prior to the start of the school year. Mr. McCormick explained that, after the start of the school year, contractors will be working in and around the building, particularly in the auditorium, CTE and exterior areas, but he assured the Cmte the contractors will not impact programming during the school day. He also indicated that testing and balancing of some building systems may persist on and after August 24. Mr. McCormick reviewed the project's Budget, Construction Contract, Schedule, and Pending Change Request Summaries. He highlighted one change order requiring Cmte approval; there were no objections. Mr. McCormick noted that, with the exception of the aforementioned areas not authorized for occupancy, the substantial completion of the project was achieved on August 1. He further explained that over \$200k in expenses associated with the mitigation of the contamination of the hydronic system in December is anticipated to be recuperated through insurance. If these mitigation costs are reimbursed, the project's remaining contingency will be adjusted accordingly. He noted labor availability and material delivery delays continue to impact the project.

### **III. New Ames High Construction Bid Issuance #4.**

Mr. McCormick and Dir. Peters explained that, due to inflationary pressures and the broadening of scope in the project, the remaining construction work will be bid in two issuances. Bid Issuance #4 will include work related to the greenhouse, outdoor classroom and band observation tower and is estimated to cost ~\$2M. Bid Issuance #5 will include Ames High's athletic fields and is estimated to cost ~\$1.1M. Bid Issuance #4 will be presented to the Board for approval at the Regular Meeting of August 22.

### **IV. Sawyer Lighting Replacement.**

Dir. Peters informed the Cmte the bid issuance for the LED upgrade project at Sawyer Elementary will be presented to the Board for approval at an upcoming Board meeting.

### **V. Agenda Items for Next Board Meeting.**

Agenda items scheduled for the next Board meeting include New Ames High Construction Project Bid Issuance #4, a Change Order related to Change Request 288 and the Sawyer Lighting Replacement Bid Issuance.

#### **i. New High School Change Orders.**

### **VI. Future Facilities Committee Agenda Items.**

Items requested for discussion at future Cmte meetings include facility usage fee rates, facilities strategic planning and the PPEL budget.

### **VII. Adjourn.**

The meeting adjourned at 10:51 am.



**Ames New High School  
Monthly Project Status Report  
July 2022**

**PROJECT UPDATE:**

Work continues throughout the building. Punch lists have been completed in most areas of the building except for the Commons, Auditorium, CTE/Shop area, miscellaneous interior spaces, and the building exterior and site. Furniture and equipment delivery, move-in, and assembly continued through the month and is nearing completion. Connections to the remaining equipment in the food service area were completed. Seating was installed in the auditorium. The existing multi-purpose room flooring was relocated from the existing building and installed in the new building.

The City of Ames authorized occupancy of the Area D Administrative Areas on July 11 and Ames High administrative personnel moved into the new building on July 13. A Temporary Certificate of Occupancy was issued for all areas of the building except the Auditorium and the Area H CTE/Shop area on July 26. Food service passed the state health department inspection on July 27 and approved for use. Elevators 1,2,3 received operating permits from the state. The motor in Elevator 4 failed unexpectedly prior to inspection and is scheduled to be reinspected on August 15 along with the wheelchair lift.

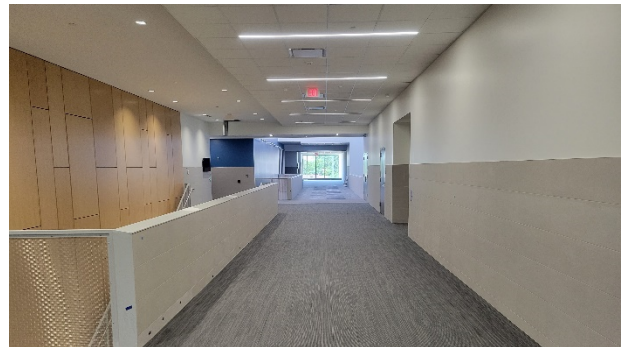
The remaining paving west of the new high school was completed and topsoil was placed in preparation for seeding and sodding when the planting window opens. Site furnishings, bike racks, parking lot signage, and striping was completed. Fencing is being installed around the existing building.

Work is ongoing on building systems including access control, lighting control, audio-visual, intercom, clocks system, etc. Testing and balancing and commissioning of HVAC systems is in progress.

**PROJECT PHOTOS:**



Commons (View looking east) - 7/31/2022



Level 2 North Corridor - 7/31/2022



Auditorium Seating - 7/31/2022



West Site Work - 7/31/2022

**BUDGET SUMMARY:**

<b>Project Budget Summary</b>	<b>Original Budget</b>	<b>Current Budget</b>
Construction Costs	\$116,382,658	\$119,904,089
Professional Fees & Services	\$9,481,461	\$9,631,790
FFE / Movable Equipment	\$5,102,401	\$4,565,753
Other Project Costs	\$1,335,000	\$1,335,000
Relocation Costs	\$500,000	\$500,000
Contingencies	\$4,198,479	\$1,258,367
<b>TOTAL</b>	<b>\$137,000,000</b>	<b>\$137,195,000</b>

**Construction Contract Summary**

<u>Current Contract Total</u>	<u>Paid to 6/30/2022</u>	<u>% Paid</u>
\$106,793,804	\$95,273,133	89.21%
<u>Contract Costs</u>		
Contracts Awarded	\$103,763,398	
Bid Issuance #4 Reserve	\$2,454,200	
Construction Contingency	\$4,241,123	
Available Budget	\$110,458,721	
Change Orders - Approved	\$3,030,406	
Pending Changes	\$514,159	
% of Contingency Used	83.58%	
Projected Final Contract Amount	\$109,762,163	
Remaining Construction Contingency	\$616,252	

**SCHEDULE SUMMARY:**

Percent of Construction Period Elapsed	100%
Building Substantial Completion Date	August 1, 2022 (see note 4 below)

**CHANGES TO SCHEDULE AND BUDGET SINCE LAST REPORT:**

1. The contingency amount and construction costs have been adjusted to reflect approved changes.
2. The approved change order total includes a change order to Bid Package 23-1 for Hydronic System Cleanup costs in the amount of \$215,472. The remaining construction contingency is also reduced by this amount. Insurance proceeds are expected to reimburse the school district for these costs. If these costs are reimbursed as expected, the adjusted "Remaining Contingency" is \$831,274 and the adjusted "% of Contingency Used" is 78.50%.
3. Labor availability and delays in material deliveries continue to impact some areas of the project.
4. The August 1, 2022 Substantial Completion Date does not include the Auditorium, CTE Shops, or the site area west of the new high school.

**ATTACHMENTS:**

- Contract Cost Summary
- Pending Change Request Summary

**CONTRACT COST SUMMARY**

**DATE: August 10, 2022**

**PROJECT: AMES NEW HIGH SCHOOL**  
**OWNER: AMES COMMUNITY SCHOOL DISTRICT**

<b>CONSTRUCTION COSTS</b>		<i>Inclusive of and after payment made for Period Ending:</i>							<b>6/30/2022</b>
		<b>Original Contract Amount</b>	<b>Change Orders Approved</b>	<b>Current Contract Amount</b>	<b>Work Completed &amp; Stored</b>	<b>% Complete</b>	<b>Retainage Withheld</b>	<b>Remaining (including retainage)</b>	
<b>BID PACKAGE CONTRACT SUMMARY</b>									
02-1	Demolition - [LinnCo, Inc.]	\$ 1,698,300	\$ 2,760	\$ 1,701,060	\$ 102,430	6.02%	5,122	\$ 1,603,752	
03-1	Interior Floor Slabs - [Absolute Concrete Construction, Inc.]	\$ 4,230,649	\$ (7,401)	\$ 4,223,248	\$ 4,136,545	97.95%	206,828	\$ 293,531	
04-1	Masonry - [Midwest Masonry, Inc.]	\$ 5,963,000	\$ 34,996	\$ 5,997,996	\$ 5,910,565	98.54%	295,528	\$ 382,959	
05-1	Concrete Foundations, Precast & Steel - [Core Structural Services]	\$ 17,178,275	\$ 218,712	\$ 17,396,987	\$ 17,354,578	99.76%	158,658	\$ 201,067	
06-1	General Construction - [Lansink Construction, Inc.]	\$ 6,234,000	\$ 449,125	\$ 6,683,125	\$ 6,405,995	95.85%	320,300	\$ 597,430	
07-1	Roofing & Sheet Metal - [Northern Cedar Services Co.]	\$ 2,479,925	\$ (17,245)	\$ 2,462,680	\$ 2,406,080	97.70%	120,304	\$ 176,904	
07-2	Metal Panels - [SGH Concepts]	\$ 1,571,100	\$ (11,308)	\$ 1,559,792	\$ 1,542,841	98.91%	77,142	\$ 94,093	
08-1	Aluminum and Glazing - [Ford Metro, Inc.]	\$ 3,389,000	\$ 131,521	\$ 3,520,521	\$ 3,471,730	98.61%	173,586	\$ 222,377	
09-1/9-4	Gyp Bd & Acoust Trmts/Acoust Ceilings - [Hilsabeck Schact Inc.]	\$ 6,110,280	\$ 63,968	\$ 6,174,248	\$ 5,980,969	96.87%	299,048	\$ 492,327	
09-2/9-6	Flooring / Tile - [Poindexter Flooring Inc.]	\$ 1,331,926	\$ (10,401)	\$ 1,321,525	\$ 709,144	53.66%	35,457	\$ 647,838	
09-3	Painting - [JC Toland Painting]	\$ 1,169,556	\$ 104,191	\$ 1,273,747	\$ 1,237,469	97.15%	61,873	\$ 98,151	
09-5	Terrazzo - [Kenneth Janning & Sons, Inc.]	\$ 447,000	\$ 13,529	\$ 460,529	\$ 338,919	73.59%	16,946	\$ 138,556	
09-7	Athletic Flooring [H2I (Anderson Ladd)]	\$ 619,964	\$ 17,581	\$ 637,545	\$ 510,798	80.12%	25,540	\$ 152,287	
11-1	Theatrical Rigging & Equipment - [Wenger Corporation]	\$ 1,118,700	\$ 312,562	\$ 1,431,262	\$ 1,027,699	71.80%	51,385	\$ 454,948	
11-2	Food Service Equipment - [Rapids Foodservice]	\$ 956,008	\$ 6,546	\$ 962,554	\$ 922,280	95.82%	46,114	\$ 86,388	
11-3	Athletic Equipment & Seating - [H2I (Iowa Direct Equipment)]	\$ 786,354	\$ 226,854	\$ 1,013,208	\$ 959,374	94.69%	47,969	\$ 101,803	
13-1	Swimming Pool and Equipment - [Associated Pool Builders]	\$ 3,245,000	\$ 115,929	\$ 3,360,929	\$ 3,360,929	100.00%	168,046	\$ 168,046	
14-1	Elevators and Lifts - [O'Keefe Elevator Company, Inc.]	\$ 562,428	\$ 7,050	\$ 569,478	\$ 562,428	98.76%	28,120	\$ 35,170	
21-1	Fire Suppression - [Midwest Automatic Fire Sprinkler Co.]	\$ 900,800	\$ 38,854	\$ 939,654	\$ 907,815	96.61%	45,391	\$ 77,230	
23-1	Plumbing & Mechanical - [ACI Mechanical, Inc.]	\$ 19,395,200	\$ 288,571	\$ 19,683,771	\$ 19,606,737	99.61%	980,337	\$ 1,057,371	
23-2	Ground Heat Exchanger - [QC Geothermal Inc.]	\$ 1,740,000	\$ -	\$ 1,740,000	\$ 1,712,566	98.42%	85,629	\$ 113,063	
26-1	Electrical - [Tri-City Electric Company of Iowa]	\$ 10,679,830	\$ 628,594	\$ 11,308,427	\$ 10,618,538	93.90%	530,927	\$ 1,220,816	
31-1	Site Development Work - [Con-Struct]	\$ 9,255,000	\$ 348,926	\$ 9,603,926	\$ 7,622,442	79.37%	381,122	\$ 2,362,606	
32-1	Sidewalks & Paving - [Jensen Builders LTD]	\$ 2,453,600	\$ 66,492	\$ 2,520,092	\$ 2,045,696	81.18%	102,284	\$ 576,680	
32-3	Exterior Improvements - [Kuberski Brothers Lawn Care]	\$ 247,500	\$ -	\$ 247,500	\$ 86,550	34.97%	4,328	\$ 165,278	
<b>Bid Package Totals</b>		<b>\$ 103,763,398</b>	<b>\$ 3,030,406</b>	<b>\$ 106,793,804</b>	<b>\$ 99,541,117</b>	<b>93.21%</b>	<b>\$ 4,267,984</b>	<b>\$ 11,520,671</b>	
<b>FUTURE BID PACKAGE RESERVE</b>									
Bid Issuance #4 Reserve		\$ 2,454,200	\$ -	\$ 2,454,200	\$ -	0.00%		\$ 2,454,200	
<b>CHANGE CONTINGENCY</b>									
		<b>Post Bid Budget</b>	<b>Adjustments</b>	<b>Current</b>	<b>Approved CO</b>	<b>Pending</b>	<b>% Used</b>	<b>Remaining</b>	
Change Contingency (Construction Contingency)		\$ 3,921,509	\$ 319,614	\$ 4,241,123	\$ 3,030,406	\$ 514,159	83.58%	\$ 616,252	

**PENDING CHANGE REQUEST SUMMARY**

**DATE: August 10, 2022**

**PROJECT: AMES NEW HIGH SCHOOL**

**OWNER: AMES COMMUNITY SCHOOL DISTRICT**

<b>CHANGE REQUESTS PENDING AUTHORIZATION FROM THE ACSD FACILITIES COMMITTEE</b>				
<b>CR No.</b>	<b>Subject</b>	<b>Amount</b>	<b>Approved By:</b>	<b>Approval Date</b>
288	Expansion Joints (PR-183)	\$ 13,263		
Total		\$ 13,263		

Note: Approved Change Requests will be incorporated in to Contract Change Orders for appropriate bid package contractors.

\* Pricing on these changes not finalized. Request that the Facilities Committee authorize these changes for approval and inclusion in Change Orders for approval by the ACSD Board of Directors.

<b>PENDING CHANGE REQUESTS</b>					
<b>CR No.</b>	<b>Subject</b>	<b>Budget Estimate</b>	<b>Status</b>	<b>B.I.C.</b>	
233	ADA Device Locations	\$ 15,000	Pricing	Contractor	
243	Area F Roof Joist CMU Penetrations	\$ 6,103	Pricing	Contractor	
253	Clarify Water Service Disconnections	\$ 14,665	Pending	SCC	
255	Site Selective Demolition Reconciliation	\$ 8,000	Pricing	Contractor	
269	Art B and Biology Prep Room Power Changes (PR-170)	\$ 4,765	Pending	SCC	
274	CR-274 Pool Elevator Room Fix (RFI-453)	\$ 3,000	T&M	Contractor	
276	Telecom and Power in Faculty and CAD Lab	\$ 5,000	Pricing	Contractor	
277	Kitchen Pass Through Changes	\$ 1,000	Pricing	Contractor	
283	DAS System Antenna Roof Penetration and Conduit	\$ 1,000	Pricing	Contractor	
287	Maker Space 1241 Overhead Door Operators	\$ -	Pricing	Contractor	
290	Exhaust Fan Swap	\$ 2,000	Pricing	Contractor	
291	Remove Kitchen Floor Drain (PR-181)	\$ 1,000	Pricing	Contractor	
292	Stadium Press Box Utilities	TBD	Pricing	Contractor	
295	BP8-1 Backcharge for Temporary Enclosures	\$ (18,000)	Pricing	Contractor	
299	Guardrail at Dock Wall (PR-185)	\$ 5,577	Pending	SCC	
300	Add Pool Glass Guardrail	\$ 50,000	Pending	Contractor	
301	Pool Elevator Fireproofing	\$ 5,372	Pending	Contractor	
304	Paint Aerolon Coating at Exposed Angles (PR-191)	TBD	Pending	Contractor	
305	Additional Theater AV Equipment	\$ 37,000	Pending	Contractor	
CCD004	Area C East Parapet Alignment	\$ 13,000	T&M	Contractor	
CCD005	PR 187 - Fire alarm connection at spray booth and stage curtain	\$ 7,000	T&M	Contractor	
CCD006	PR 184 - Table Storage FSD and Smoke Detection	\$ 5,000	T&M	Contractor	
CCD007	Auditorium Curtainwall Track	\$ 17,000	T&M	Contractor	
CCD008	Camera Rough-in Location Change	\$ 3,000	T&M	Contractor	
CCD009	Power to main entrance large 'A' logo sign	\$ 10,000	T&M	Contractor	
CCD010	Revise pool light stems	\$ 3,000	T&M	Contractor	
CCD011	Modify Existing Kitchen Equipment to meet ADA requirements	TBD	T&M	Contractor	
CCD012	Physics Lab and Special Education Tube Steel Attachment Points	\$ 2,000	T&M	Contractor	
TBD	CTE Wood and Metal Shop Power Revisions	\$ 5,000	T&M	Contractor	
TBD	Stage Floor - Lighting and Floor Boxes	\$ 2,000	T&M	Contractor	
TBD	Multipurpose Room Base	\$ 700	T&M	Contractor	
TBD	Room 1233 - Power Revisions	\$ 1,500	T&M	OPN	
TBD	Pool Entry - Relocate ADA Operators	\$ 3,000	T&M	OPN	
TBD	Pool Door Hardware Revisions	\$ 2,000	T&M	OPN	
TBD	Skylight Walls - Change to Flat Paint	\$ 5,500	T&M	Contractor	
TBD	Relocate Electrical Boxes at H Overhead Door	\$ 5,000	T&M	Contractor	
TBD	Food Service Door 1740 Door Hardware Revisions	\$ 1,500	T&M	OPN	
TBD	Delete Compactor Enclosure	\$ (2,000)	T&M	OPN	
TBD	ACI Dust Collector Ductwork	\$ 4,200	T&M	SCC	
TBD	Metal Angle at corrugated metal panels (C&K) T&M	\$ 12,000	T&M	SCC	
TBD	Revise Power to BAS Controller to UPS	\$ 2,000	T&M	Contractor	

# Ames New High School Building Area Key Plan

