

The Board of Directors of the Cedar Falls Community School District in the County of Black Hawk, State of Iowa, met in special session pursuant to the laws and rules of said Board at the James L Robinson Administration Building, 1002 West First Street, Cedar Falls, Iowa, at 12:00 p.m. The meeting was called to order by the President and the roll being called there were present Jeff Hassman in the chair, and the following named Directors: Dr. Allan Heisterkamp, Susie Hines, Jenny Leeper, Jeff Orvis, Sasha Wohlpart and Nate Gruber by teleconference. Others in attendance were: Dr. Andrew Pattee, Superintendent, Pam Zeigler, Associate Superintendent of Instruction/Learning, Denelle Gonnerman, Chief Financial Officer, Dr. Adrian Talbot, Executive Director of Human Resources and Janelle Darst, Director of Communications and Community Relations. Also, in attendance by teleconference: Brant Carr, Shane Geiselhart, Brian Sanderman, Joyce Coil, Brad Leeper, Andrew White, Doug Nefzger, Lorelei Redfern, Derek Duehr, Ritchie Kurtenbach, Brian Martin, and Traci Mallero.

President Hassman stated that a governmental body may conduct a meeting by electronic means only in circumstances where such a meeting in person is impossible or impractical and only if the governmental body provides public access to the conversation of the meeting to the extent reasonably possible. The place of the meeting is the place in which the communication originates and the minutes of the meeting shall include a statement explaining why the meeting in person was impossible or impractical as pursuant to Iowa Code 21.8. The reason for the meeting being held by electronic means: Due to COVID-19 and the recommendation by the CDC/Iowa Department of Public Health to social distance.

Item No. 1 – Discussion and Accept Recommendation for the new Cedar Falls High School Bids

After an extensive question and answer period Director Wohlpart motioned and Director Hines seconded the motion to accept the recommendation from Story Construction and INVISION Architects for bid packages presented today, December 21, 2020. Directors voting in favor of the motion: Gruber, Hassman, Heisterkamp, Hines, Orvis, and Wohlpart. Abstaining: Leeper. Those voting “no” none. Motion carried.

Per the following letter from Story Construction:



December 18, 2020

Andy Pattee, Superintendent  
Cedar Falls Community School District  
1002 West 1st St  
Cedar Falls, IA 50613

Re: Recommendation for Award of Contracts  
Cedar Falls New High School  
Cedar Falls Community School District Cedar Falls, Iowa

Dear Mr. Pattee:

Sealed bids were received on Tuesday, December 15, 2020, at 2:00 p.m., for twenty-five bid packages for the Cedar Falls New High School Project. Eighty-Eight bids were received overall and results of the bidding are summarized on the attached bid tabulation for each of the bid packages.

Upon review of the bid results and after conferring with INVISION Architects and the district, it is our recommendation that Cedar Falls Community School District Board of Directors accept the following Bid Alternates:

- ALTERNATE #1: ADD Phase 1 Home Side Service Building
- ALTERNATE #2: ADD Phase 2 stadium (build from Phase 1), increase home bleachers to 3500, expand press-box, expand Home Side Building, Visitor Building and Visitor Bleachers for 1,000.
- ALTERNATE #3: ADD irrigation system for Northwest practice field.
- ALTERNATE #4: ADD parking lot A&B.
- ALTERNATE #5: ADD “bio” to the bioswales.
- ALTERNATE #6: ADD white pine trees at Northwest windbreak.
- ALTERNATE #7: ADD increase roofing system to achieve 30 year warranty.
- ALTERNATE #8: ADD precast stain and remove integral color at dark colored precast panels.
- ALTERNATE #10: ADD decorative & acoustical wall & ceiling panels
- ALTERNATE #11: ADD manual roller shades WT1.
- ALTERNATE #12: ADD operable partitions in Learning Communities.
- ALTERNATE #13: ADD Theater Equipment

ALTERNATE #14: ADD cord reels & tracks in lab spaces.  
ALTERNATE #15: ADD (2) 2-post automotive lifts and (1) 4-post automotive lift in Auto Lab 1415D.  
ALTERNATE #16: ADD exterior truck A/V connections.

We recommend that the Cedar Falls Community School District Board of Directors award Prime Contracts as follows:

Bid Package No. 03-1 – Concrete Foundations	Wicks Construction, Inc.
Bid Package No. 03-2 – Interior Concrete Slab, Polish & Coatings	Core Structural Services, LLC.
Bid Package No. 04-1 – Unit Masonry	Seedorff Masonry
Bid Package No. 05-1 – Precast Concrete, Structural Steel & Metals	Cedar Valley Steel, Inc.
Bid Package No. 06-1 – General Construction	Peters Construction Corp.
Bid Package No. 07-2 – Metal Wall Panel, Flashing, & Decorative Metals	D&G Metal Works, Inc.
Bid Package No. 07-3 – Membrane Roofing	Black Hawk Roof Company
Bid Package No. 07-4 – Applied Fire Protection (base bid only)	Iowa Spray Foam Insulators, LLC.
Bid Package No. 09-1 – Gypsum Board Assemblies, Acoustical, & Ceilings	Hilsabeck Schacht, Inc.
Bid Package No. 09-5 – Ceramic Tile & Flooring	Poindexter Flooring, Inc.
Bid Package No. 09-6 – Athletic Flooring & Equipment	H2I Group, Inc.
Bid Package No. 11-1 – Food Service Equipment	Rapids Food Service Contract and Design
Bid Package No. 12-2 – Interior Bleachers	Carroll Seating Co.
Bid Package No. 12-3 – Exterior Bleachers	Southern Bleacher Co., Inc.
Bid Package No. 21-1 – Fire Suppression Systems	Ahearn Fire Protection, a div of J.F. Ahern Co.
Bid Package No. 22-1 – Plumbing & HVAC	Young Plumbing and Heating Co.
Bid Package No. 26-1 – Electrical, Communications, & Electronics	Community Electric, Inc.
Bid Package No. 31-1 – Site Demolition, Earthwork & Landscaping	Peterson Contractors, Inc.
Bid Package No. 32-1 – Paving & Sidewalk	K Cunningham Construction Co., Inc.
Bid Package No. 32-2 – Athletic Turf Field & Track	Mid-America Golf and Landscape, Inc.
Bid Package No. 33-1 – Site Utilities	Dave Schmitt Construction Co., Inc.

It is our opinion that the bids received from the above-mentioned Bid Package Contractors were responsive and responsible and that the award of a Prime Contract to them provides good value to and is in the best interests of the Cedar Falls Community School District.

Please provide authorization to present contracts and bonds to these firms for execution so the project can proceed as scheduled.

Review of bids and confirmation of scope is in progress for the bids listed below. Story Construction will make a recommendation with regard to these bid packages at a future board meeting.

Bid Package No. 08-1 – Entrance, Storefront, Curtainwall, & Glazing	CR Glass Company
Bid Package No. 09-7 – Paint & Coating	Youngs Painting and Decorating, Inc.
Bid Package No. 11-3 – Theatrical Rigging & Stage Equipment	Heartland Scenic Studio
Bid Package No. 14-1 – Elevator & Lift (potential rebid)	Schumacher Elevator Co.

We recommend rejection of bids listed below.

Bid Package No. 04-1 – Unit Masonry	Steve Moyle Masonry
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Story construction will reconcile our construction phase services, VDC services and associated fee to align with bid day results once contracts are issued and Construction Costs finalized.

Sincerely,

STORY CONSTRUCTION CO.

  
Shane Geiselhart Project Manager

Enclosures

cc: Denelle Gonnerman, CFO, Board Secretary/Treasurer

President Hassman thanked the staff, architectural and constructional teams for their hard work and effort. This is an exciting time for Cedar Falls to see this project coming to life on 27<sup>th</sup> Street.

Director Leeper thanked Doug Nefzger and Joyce Coil for their hard work and legacy of the new Cedar Falls Community High School.

Item No. 2 – Adjournment

Director Orvis moved and Director Gruber seconded the motion to adjourn. Meeting adjourned at 12:34 p.m. Directors voting in favor of the motion: Gruber, Hassman, Heisterkamp, Hines, Leeper, Orvis, and Wohlpart. Those voting “no” none. Motion carried.

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Board Secretary

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Board President