Schuyler Community Schools
Special Board Meeting
Monday, February 4, 2019 6:30 PM
Schuyler Central High School Music Room
120 W. 20th St.
Schuyler, NE 68661-2400

I. Call to order, roll call, welcome visitors.
Discussion: Board of Education of the Schuyler Community Schools was convened in open and public session on February 4, 2019 at 6:36 p.m. in the high school music room located at 401 Adam Street, Schuyler, Nebraska, or other designated room of such Schuyler Community School building. The roll was called and the following Selection Committee members were present or absent:

Richard Brabec (Board) X
Mynor Hernandez (Board) X
Chuck Misek (Board) X
Virginia Semerad (Board) absent
Brian Vavricek (Board) X
Dan Hoesing (Administration) X

II. Acknowledge Open Meeting Laws (posted on the wall of the Meeting Room).
Discussion: Notice of the meeting was given in advance by 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 Board of Education. Availability of the agenda was communicated in the posted notice and a current copy of the Agenda was maintained as stated in the posted notice. All proceedings of the Board of Education. except as may be hereinafter noted, were taken while the convened meeting was open to the attendance of the public.
The meeting was duly called to order. Announcement of Open Meetings Act Posting: At the beginning of this meeting, the Chairperson announced and informed the public that a current copy of the Open Meetings Act is posted on the wall of the meeting room.

III. Discuss, consider and take all necessary action with regard to review of proposals received from prospective candidates for the position of Construction Manager at Risk for the proposed additions and renovations to the existing Schuyler Central High School building project; such action may include the development and adoption of procedures for 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.
Discussion: MOTION by **Misek** that the Board of Education of this School District should, and does, hereby adopt and approve in their entirety the Findings and Recommendation of the Selection Committee of the Board of Education with regard to the

selection of the construction manager at risk for the proposed construction of additions and renovations to the existing Schuyler Central High School building project ("Project"), attached hereto and incorporated herein by this reference as Appendix "A".

BE IT FURTHER RESOLVED that based upon the Findings and Recommendation of the Selection Committee, the Board of Education of this School District should, and does, hereby rank the submitting firms in order of preference for the position of the construction manager at risk under the Act for the Project as follows:

Name of Firm	Ranking
Hausmann Construction, Inc.	1
Bierman Contracting / Sampson Construction	2
B-D Construction, Inc.	3

BE IT FURTHER RESOLVED that the Board of Education of this School District should, and does, hereby does further authorize, direct, and delegate to the President of the Board of Education, Superintendent of Schools, or other designee, and Project Legal Counsel to enter into contract negotiations with the highest ranked firm identified above for the Project according to Board of Education policy, and then, upon completion of such negotiation and all other terms, conditions, and requirements of law, policy, and practice or the invitation for proposals requisite to entering into a contract, present all appropriate contract documents for contract adoption and approval by the Board of Education.

Member **Hernandez** seconded the Motion. After discussion and on roll call vote, the following members voted as follows:

Board Member	For	Against	Absent
Richard Brabec	x		
Mynor Hernandez	x		
Chuck Misek	x		
Virginia Semerad			x
Brian Vavricek	x		

The above Motions, having been consented to by a majority of the members of the School Board of this School District, was declared as passed and adopted by the President at a duly held and lawfully convened meeting in full compliance with the Nebraska Open Meetings Law.

DATED this 4th day of February, 2019.

COLFAX COUNTY SCHOOL DISTRICT 19-0123, A/K/A SCHUYLER COMMUNITY SCHOOLS

BY: Richard Brabec

President

ATTEST:

Virginia Senerad
Secretary

IV. Adjournment.
Discussion: Adjournment was at 6:40 P.M.

Prepared by: Christina Bywater, Secretary to the Board

Schuyler Community Schools
Board of Education – Special Meeting
Febraury 4, 2019

Agenda Item for 02-04-19 - Special Board Meeting

Discuss, consider and take all necessary action with regard to the Findings and Recommendations of the Selection Committee for the position of Construction Manager at Risk (CM@R) for the proposed construction of additions and renovations to the existing Schuyler Central High School building project under the Political Subdivisions Construction Alternatives Act, Neb. Rev. Stat. §§ 13-2901, et. seq.

Motion:

MOTION by _____ that the Board of Education of this School District should, and does, hereby adopt and approve in their entirety the Findings and Recommendation of the Selection Committee of the Board of Education with regard to the selection of the construction manager at risk for the proposed construction of additions and renovations to the existing Schuyler Central High School building project ("Project"), attached hereto and incorporated herein by this reference as Appendix "A".

BE IT FURTHER RESOLVED that based upon the Findings and Recommendation of the Selection Committee, the Board of Education of this School District should, and does, hereby rank the submitting firms in order of preference for the position of the construction manager at risk under the Act for the Project as follows:

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Member _____ seconded the Motion. After discussion and on roll call vote, the following members voted as follows:

Board Member	For	Against	Abstain
Richard Brabec			
Mynor Hernandez			
Chuck Misek			
Virginia Semerad			
Brian Vavricek			

The above Motions, having been consented to by a majority of the members of the School Board of this School District, was declared as passed and adopted by the President at a duly held and lawfully convened meeting in full compliance with the Nebraska Open Meetings Law.

DATED this 4th day of February, 2019.

COLFAX COUNTY SCHOOL DISTRICT 19-0123, A/K/A SCHUYLER COMMUNITY SCHOOLS

BY: _____
President

ATTEST:

_____
Secretary

Schuyler Community Schools
Construction Manager at Risk – Selection Committee
CM@R Evaluation – January 28, 2019
FINDINGS AND RECOMMENDATIONS AND RANKINGS

1. IDENTIFICATION OF PROJECT. The school construction project that is the subject of this selection process for a Construction Manager at Risk for such project under the Nebraska Political Subdivisions Construction Alternatives Act, §§ 13-2901, is described as follows:

> Pre-construction services and construction management at risk services proposed additions and renovations to the existing Schuyler Central High School building project (the Project).

2. SELECTION COMMITTEE FINDINGS. The Selection Committee examined the proposals and supporting documentation submitted by the Proposers for the position of CM@R, namely (alphabetical order), B-D Construction, Inc., Bierman Contracting, Inc. / Sampson Construction Co., Inc. (joint venture), Boyd Jones Construction Company, Cheever Construction Company, Hausmann Construction, Inc., and Kingery Construction Co. (individually referred to as "Proposer" or collectively referred to as "Proposers").

The Selection Committee reviewed in detail the submitted proposals from the Proposer firms. Upon such review the Selection Committee met on January 23, 2019, and ranked all Proposer firms based upon the qualifications criteria set forth in the Request for Proposals. The Selection Committee then determined to seek further information from the three (3) highest ranked Proposer firms to assist in ranking of those firms through interviews; the three (3) highest ranked firms being Hausmann Construction, Inc., Bierman Contracting, Inc. / Sampson Construction Co., Inc. (joint venture), and B-D Construction, Inc. (hereinafter Finalist Proposers). The interviews were held on January 28, 2019, in the high school music room at 401 Adam Street, Schuyler, Nebraska. Each of the Finalist Proposers interviewed firms were provided approximately fifty minutes to make their presentation and allow for questions from the Selection Committee.

The Selection Committee met following the interviews on January 28, 2019, to evaluate the Proposers and rank them in order of preference as required by statute and board policy and procedure. The Selection Committee deliberated regarding the evaluation of the Finalist Proposers submitting proposals for the position of CM@R for the Project and ranked the Finalist Proposers with regard to each of the criteria in the Request for Proposals. Generally, the Selection Committee finds that all Finalist Proposers did an excellent job in the preparation and presentation of the submittal materials, and that the Finalist Proposers interviewed provided varied and informative presentations and responded completely to questions presented by the Selection Committee members. It was the general consensus of Selection Committee that each of the Finalist Proposers has the ability to provide the construction management at risk services required in the Request for Proposals to provide the services required of the position; however, the Selection Committee is required to rank the Finalist Proposers in order of preference based upon the selection criteria set forth in the Request for Proposals. On that basis, the Selection Committee makes the following findings, recommendations and rankings under the specified

selection criteria and overall rankings for the position as CM@R for the Projects in order of preference based thereon.

The Selection Committee has given full and fair consideration to the information presented to the Selection Committee by each of the proposing firms. The Selection Committee is exercising its good faith judgment, acts from honest convictions, based upon facts, and as it believes for the best interests of the School District and its patrons and without favoritism, ill will, fraud, or collusion but with honest motives and for the purpose of promoting the public good and protecting the public interest.

3. SELECTION COMMITTEE FINDINGS.

a. Introductory Finding: The following Selection Committee findings are based upon the submittals of each of the Finalist Proposers, and investigation of references and listed prior projects provided by Proposers. The interviews of the Finalist Proposers were conducted by the Selection Committee from which additional information was sought were held on January 28, 2019. The ratings and rankings set forth below reflect the application of the selection criteria to each of the Finalist Proposers in relation to the proposed Project with the submitting firms compared to one another. The ratings and rankings should not in any manner be construed to place any firm in an unfavorable light, as all Finalist Proposers are qualified to perform the services of construction manager at risk for the Project.

All Finalist Proposers have experience in capital construction projects with varying levels of prior and current projects involving the construction of school buildings. The Selection Committee has considered the selection criteria enumerated in the Request for Proposals with an emphasis on the recent school facility projects completed or in progress by each firm with a budget and complexity similar to the Project with added weight given to those projects involving the project team (Project Executive, Project Manager, and Site Superintendent(s)) proposed for the Project. Considering the volume of information provided, the Selection Committee has focused these findings and recommendations and rankings on the characteristics that distinguish a firm positively under each selection criteria with an emphasis on the firm that provides relevant advantage or special value to the Project and to the School District.

The Selection Committee members individually ranked each firm based upon the total of the eight selection criteria. After discussion with regard to each criterion, each member provided the points awarded by such member under each criterion; points for each of the eight criteria were received from the Selection Committee members using a rotating order process. The criteria points from each Selection Committee member were then added to arrive at a point total for each firm by each Selection Committee member. The points for each firm from each Selection Committee member were then totaled and averaged among the Selection Committee members to give composite point scores. Each firm then was given a rank, with the highest point total given the highest rank (e.g. “1”) and the lowest point total given the lowest rank (e.g. “3”). The rankings for each firm were then totaled and averaged among the Selection Committee members to give a composite rank for each firm. The final ranking of Finalist Proposers was made based on the ranking methodology; the ranks were compared to the point total scores for statistical comparison purposes only.

b. Ranking Summary: Upon application of the above process, the Selection Committee determined the ranking of the interviewed firms in order of preference are as follows:

Name of Firm	Ranking
Hausmann Construction, Inc.	1
Bierman Contracting / Sampson Construction	2
B-D Construction, Inc.	3

4. SELECTION COMMITTEE RECOMMENDATION.

Based on its objective evaluation, the Selection Committee recommends to the Board of Education for Schuler Community Schools the foregoing ranking of the firms submitting proposals for the position of CM@R for the Project and further recommends that Hausmann Construction, Inc., be the highest ranked submitting firm for negotiations.

Dated this 28th day of January, 2019.

CONSTRUCTION MANAGER AT RISK SELECTION COMMITTEE, APPOINTED BY THE BOARD OF EDUCATION FOR SCHUYLER COMMUNITY SCHOOLS,

Name	Signature
Richard Brabec	
Mynor Hernandez	
Chuck Misek	
Virginia Semerad	
Brian Vavricek	
Dan Hoesing	
Tim Ripp	
Don Glodowski	
Richard Seckman	

Recording Secretary for the Selection Committee

JANUARY 28, 2019, MINUTES OF THE MEETING OF THE CONSTRUCTION MANAGER AT RISK SELECTION COMMITTEE OF SCHUYLER COMMUNITY SCHOOLS

A meeting of the Construction Manager at Risk Selection Committee of the Board of Education of the Schuyler Community Schools ("Selection Committee") was convened in open and public session on January 28, 2019, at 8:55 a.m. in the high school music room located at 401 Adam Street, Schuyler, Nebraska, or other designated room of such Schuyler Community School building. The roll was called and the following Selection Committee members were present or absent:

Name	Present	Absent
Richard Brabec (Board)	X	
Mynor Hernandez (Board)		X
Chuck Misek (Board)	X	
Virginia Semerad (Board)	X	
Brian Vavricek (Board)	X	
Dan Hoesing (Administration)	X	
Tim Ripp (Architect)	X	
Don Glodowski (Construction Expert)	X	
Richard Seckman (Resident)	X	

Also present: Derek Aldridge, School District legal counsel.

Notice of the meeting was given in advance by 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. Availability of the agenda was communicated in the posted notice and a current copy of the Agenda was maintained as stated in the posted 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.

I. Call Meeting to Order. The meeting was duly called to order.

II. Announcement of Open Meetings Act Posting: At the beginning of this meeting, the Chairperson announced and informed the public that a current copy of the Open Meetings Act is posted on the wall of the meeting room.

III. Approval of Minutes of January 23, 2019 Selection Committee Meeting: Member Seckman noted a scrivener's error in the last sentence of the second page of the Minutes—being the date stated as "20198". Member Seckman made a motion to approve the minutes of the meeting of the Selection Committee on January 23, 2019, subject to correction of the scrivener's error on the last sentence of the second page. Member Semerad seconded the motion. After discussion and on roll call vote the following members voted as follows:

Name	Yes	No	Abstain
Richard Brabec (Board)	X		

Name	Yes	No	Abstain
Mynor Hernandez (Board)			X
Chuck Misek (Board)	X		
Virginia Semerad (Board)	X		
Brian Vavricek (Board)	X		
Dan Hoesing (Administration)	X		
Tim Ripp (Architect)	X		
Don Glodowski (Construction Expert)	X		
Richard Seckman (Resident)	X		

The Motion was declared as passed and adopted.

IV. Interviews of Construction Manager Candidates: The Selection Committee conducted interviews of the three (3) firms determined by the Selection Committee to be finalists for the position of construction manager at risk for the proposed construction of the SCC Lincoln Health Science Building project (the Project). The firms interviewed were:

Name of Firm	Interview Time
B-D Construction, Inc.	January 28, 2019 at 9:00 a.m.
Hausmann Construction, Inc.	January 28, 2019 at 10:00 a.m.
Bierman Contracting / Sampson Construction	January 28, 2019 at 11:30 a.m.

V. Evaluation of Construction Management Candidates. The Selection Committee deliberated regarding the evaluation of the firms for the position of construction manager at risk for the Project. Following such deliberation, the Selection Committee collectively evaluated each firm based upon the selection criteria established in the request for proposals for the Project and prepared findings, recommendations and rankings with regard to each finalist firm, and determined the Selection Committee's collective recommendation to the Board of Education of the ranking of the three (3) firms in order of preference.

VI. Motion to Adopt Findings, Recommendations and Rankings: On the basis of such findings, recommendations and rankings, member Brabec made a motion that the Selection Committee should and does hereby adopt the Findings, Recommendations and Rankings attached to these minutes, and pursuant thereto, ranks the three (3) finalist firms as follows:

Rank	Name of Firm
1	Hausmann Construction, Inc.
2	Bierman Contracting / Sampson Construction
3	B-D Construction, Inc.

Member Vavricek seconded the motion. After discussion and on roll call vote the following members as follows:

Name	Yes	No	Abstain
Richard Brabec (Board)	X		
Mynor Hernandez (Board)			X

Name	Yes	No	Abstain
Chuck Misek (Board)	X		
Virginia Semerad (Board)	X		
Brian Vavricek (Board)	X		
Dan Hoesing (Administration)	X		
Tim Ripp (Architect)	X		
Don Glodowski (Construction Expert)	X		
Richard Seckman (Resident)	X		

The meeting was duly adjourned at 2:25 p.m. on January 28, 2019.

DATED this 28rd day of January 2019.

CONSTRUCTION MANAGEMENT AT RISK SELECTION COMMITTEE FOR SCHUYLER COMMUNITY SCHOOLS

BY: _____

Recording Secretary for the Selection Committee

MOTION by Misek that the Board of Education of this School District should, and does, hereby adopt and approve in their entirety the Findings and Recommendation of the Selection Committee of the Board of Education with regard to the selection of the construction manager at risk for the proposed construction of additions and renovations to the existing Schuyler Central High School building project ("Project"), attached hereto and incorporated herein by this reference as Appendix "A".

BE IT FURTHER RESOLVED that based upon the Findings and Recommendation of the Selection Committee, the Board of Education of this School District should, and does, hereby rank the submitting firms in order of preference for the position of the construction manager at risk under the Act for the Project as follows:

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Member Hernandez seconded the Motion. After discussion and on roll call vote, the following members voted as follows:

Board Member	For	Against	Abstain
Richard Brabec			
Mynor Hernandez			
Chuck Misek			
Virginia Semerad			
Brian Vavricek			

The above Motions, having been consented to by a majority of the members of the School Board of this School District, was declared as passed and adopted by the President at a duly held and lawfully convened meeting in full compliance with the Nebraska Open Meetings Law.

DATED this 4th day of February, 2019.

COLFAX COUNTY SCHOOL DISTRICT 19-0123, A/K/A SCHUYLER COMMUNITY SCHOOLS

BY: _____
President

ATTEST:

_____
Secretary

MOTION by Misek that the Board of Education of this School District should, and does, hereby adopt and approve in their entirety the Findings and Recommendation of the Selection Committee of the Board of Education with regard to the selection of the construction manager at risk for the proposed construction of additions and renovations to the existing Schuyler Central High School building project ("Project"), attached hereto and incorporated herein by this reference as Appendix "A".

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Member Hernandez seconded the Motion. After discussion and on roll call vote, the following members voted as follows:

Board Member	For	Against	Abstain
Richard Brabec			
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The above Motions, having been consented to by a majority of the members of the School Board of this School District, was declared as passed and adopted by the President at a duly held and lawfully convened meeting in full compliance with the Nebraska Open Meetings Law.

DATED this 4th day of February, 2019.

COLFAX COUNTY SCHOOL DISTRICT 19-0123, A/K/A SCHUYLER COMMUNITY SCHOOLS

BY: _____
President

ATTEST:

_____
Secretary