

**DAVENPORT COMMUNITY SCHOOL DISTRICT**  
ACHIEVEMENT SERVICE CENTER  
JIM HESTER BOARD ROOM  
1606 BRADY STREET  
DAVENPORT, IOWA 52803  
**MONDAY, JUNE 1<sup>ST</sup>, 2015**  
**SPECIAL CALL OPEN MEETING**  
**4:30 PM**

The Board of the Davenport Community School District in the Counties of Scott and Muscatine, State of Iowa, met on Monday, June 1, 2015 for a Special Call Open Meeting. The meeting was held at the Achievement Service Center, 1606 Brady St., Davenport, Iowa, in said District. President Johanson called the Regular Meeting to order at 4:30 PM.

**1. OPENING ITEMS**

**1.01** On roll call the following board members were present: Directors: Ralph Johanson, Ken Krumwiede, Rich Clewell, Jamie Snyder, Nikki DeFauw, Linda Hayes and Maria Dickmann. Dr. Arthur Tate and other administrators were present.

**2. ITEMS REQUIRING ACTION**

**2.01 Approval of Central Auditorium and Pool Bids**

**Motion:** Director Clewell made a motion to approve the Central High School Pool and Auditorium Project to the lowest, responsible, responsive bids of the following companies.

- Bid Package 1 to Swanson Construction Co. in the amount of \$1,455,000
- Bid Packages 2A and 2D to Needham Excavating, Inc. in the amount of \$554,500
- Bid Package 2B to General Constructors, Inc. in the amount of \$184,000
- Bid Packages 2C and 3 to Centennial Contractors, Inc. in the amount of \$2,540,000
- Bid Package 2E to Greenspace Associates, Inc. in the amount of \$81,145
- Bid Package 4 to Seedorff Masonry, Inc. in the amount of \$3,259,232
- Bid Package 5 to Cedar Valley Steel, Inc. in the amount of \$1,650,000
- Bid Package 7 to Sterling Commercial Roofing, Inc. in the amount of \$514,640
- Bid Package 8 to East Moline Glass, Inc. in the amount of \$497,330
- Bid Package 9A to River Valley Construction, Inc. in the amount of \$759,650
- Bid Package 9B to W.F. Scott Decoration, Inc. in the amount \$446,900
- Bid Package 11B to Tiffin Scenic Studios, Inc. in the amount of \$953,313
- Bid Package 13 to Associated Pool Builders, Inc. in the amount of \$1,664,000
- Bid Package 14 to KONE, Inc. in the amount of \$108,281
- Bid Package 15A to Northwest Mechanical, Inc. in the amount of \$2,673,000
- Bid Package 15B to Blackhawk Automatic Sprinkler, Inc. in the amount of \$195,680

Director Krumwiede seconded the motion.

**Discussion:** Board members inquired about the breakdown in costs from Mr. Larrison's original proposal of \$18 million and the bid price of \$21 million. Maloney stated that included in the original proposal of \$18 million was the cost of the work, design costs and a contingency. Not included in that proposal are the construction management and general condition costs of approximately \$1.2 million; \$697,375 for renovation of the existing pool area which had been budgeted as a separate line item; and the current allowance of \$400,000 for the auto shop.

Currently they are carrying a construction contingency of \$312,663. These are primary differences between the estimated cost at completion of \$21,113,263 and the \$18 million in Larrison's original proposal. Johanson asked if the bid packages listed are only for the pool and auditorium and Maloney said the \$697,000 for renovation of the existing pool area is embedded in the bids but is listed in a different schedule of values and a different line item from the pool and auditorium. Johanson stated this seems to artificially inflate the cost. Maloney said when the bills are paid those costs will accrue to a different line item from the pool and auditorium.

Johanson asked for the total of the 16 bid packages listed in the motion and Maloney said he didn't have that amount but noted it would be greater than the \$21,113,263 because some work would have already been done. Snyder said he added up the numbers for the total bid package and arrived at \$17,536,671 and asked why this is lower than the \$21 million. Maloney said that what would have to be added to Snyder's total would be the CM fee, allowance for the auto shop, and design fees. Maloney noted that the design and CM fees were already approved by the board and those expenses are underway and what is included in the motion is the cost of work or construction only. Maloney verified that the \$21,113,263 includes cost of construction, design fees, allowance for the auto shop and furniture and fixtures and flooring. Director Hayes asked if there were any hidden costs. Maloney reiterated there are no hidden costs but there have been 4 additional projects discussed back in January that are not included in the pool and auditorium. There was continued discussion about the costs and how the project affects the long range plan. Maloney said the date of completion for the pool is August 2016 and the auditorium is October 2016.

Director DeFauw explained that she will be voting no, not because she doesn't think Central needs a new pool and auditorium, but because she believes the process through which Mr. Larrison was selected was flawed and because 27% of the local option sales tax funds are being dedicated to one building. She would have preferred that the projects be staggered in order to make the distribution of funds more equitable. Clewell said that everyone has been uncomfortable with the project and this is a lot of money for one school, but he hopes the board commits to the project and that it is time to move on. Dickmann stated she is not 100% happy with the process but she will be voting yes. Snyder said his discomfort lies in the perception of the piling on and embedding of projects and Hayes agreed. Krumwiede stated he shares other board members discomforts about the confusion over costs. He asked how the actual costs will be communicated to the public so we have transparency.

Dr. Tate stated that all the projects mentioned had been approved by the board and have been a part of the long range strategic plan to begin with but it has been a matter of timing. The reason they are linked and embedded is that it makes more engineering sense and is cheaper to do them at the same time rather than separately. Tate said that administration can provide a list to the public itemizing every project noting the ones included in the strategic plan and those connected to the pool and auditorium and separate those out. He said he thinks it is less daunting to do this rather than look at the bid packages.

**Amendment:** President Johanson moved to amend the motion to read:

Administration recommends the board award the following projects including the Central High School Pool and Auditorium; old pool renovation; old auditorium renovation; ADA and security entry; relocation of the auto shop; and a portion of the green roof to the lowest, responsible and responsive bids of companies listed. Director Dickmann seconded the motion to amend.

**Discussion on amendment:** Clewell said he thought the amendment would create more confusion and doesn't know if it actually gets to the issues discussed since we haven't even mentioned the tennis courts and parking lot. He said he would vote on the amendment.

**Vote on amendment: Ayes:** Johanson, DeFauw, Snyder, Krumwiede, Dickmann and Hayes.  
**Nays:** Clewell

**Discussion:** Snyder requested a breakdown of the final numbers to explicitly demonstrates that we are not "piling on" additional projects. Tangen stated she can provide that information.

**Vote: Ayes:** Clewell, Krumwiede, Hayes, Snyder, Dickmann and Johanson. **Nays:** DeFauw.  
Motion carried.

#### **ADJOURNMENT**

Director Krumwiede moved the board adjourn. Director Clewell seconded the motion.  
By consensus President Johanson declared the meeting adjourned at 5:25PM

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Mary Correthers, Board Secretary/Treasurer