

**CEDAR RAPIDS COMMUNITY SCHOOL DISTRICT
BOARD OF EDUCATION SPECIAL MEETING
Educational Leadership & Support Center, Board Room
Monday, June 26, 2023 @ 5:30 p.m.**

A G E N D A

CALL TO ORDER (President David Tominsky)

APPROVAL OF AGENDA (President David Tominsky)

PUBLIC HEARING

BA-23-375/02 Public Hearing - City View Community HS - Renovation Project
(Chris Gates).....2

ADMINISTRATION

BA-23-378/02 Award of Contract - City View HS - Renovation Project(Chris Gates).....3

BOARD GOVERNANCE

BA-23-425 Closed Session – Litigation Strategy Discussion with District Legal Counsel
Pursuant to Iowa Code Section 21.5(1)(c) (President David Tominsky).....7

SCHOOL BOARD CALENDAR/ADJOURNMENT (President David Tominsky)



AGENDA

CALL TO ORDER – President David Tominsky

APPROVAL OF AGENDA – President David Tominsky

“I move that the agenda of Monday, June 26, 2023, Board of Education Special Meeting be approved as set forth, and that each item is considered ready for discussion and/or action.”

MOTION/2ND/ROLL CALL ACTION

PUBLIC HEARING

BA-23-375/02 Public Hearing – City View High School - Renovation Project (Chris Gates)

Information Item

Pertinent Fact(s):

Pursuant to notices published in The Cedar Rapids Gazette, a Public Hearing must be held at 5:30 p.m. on June 26, 2023, for the purpose of receiving any objections to the adoption of prepared drawings, specifications, form of contract, and total estimated cost for City View High School - Renovation Project.

If no objections are presented and sustained, the recommended Board action is to give final approval to the drawings, specifications, form of contract, and total estimated cost for the project.

ADMINISTRATION

BA-23-378/02 Award of Contract – City View High School- Renovation Project (Chris Gates)

Exhibit: BA-23-378/02.1-3

Action Item

Pertinent Fact(s):

The project consists of a remodel to an existing building to be used as the new City View High School. The source of funding is the Physical Plant and Equipment Levy Fund (PPEL). The low bid for the City View High School - Renovation Project is Unzeitig Construction Company.

Recommendation:

It is recommended that the Board of Education approve the Award of Contract to the low bidder, Unzeitig Construction Company, for the City View High School - Renovation Project.



April 18, 2023

Mr. Chris Gates
Building and Grounds Manager
Cedar Rapids Community School District
2500 Edgewood Road NW
Cedar Rapids, IA 52405

RE: Probable Cost of CRCSD 2023-24 City View High School

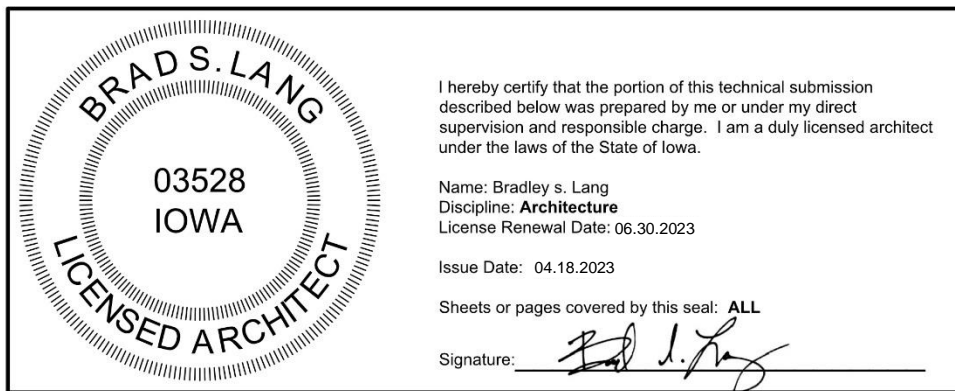
Dear Chris:

In accordance with Iowa Code 38.3(2), the total probable cost of labor, materials, equipment, and supplies (excluding architectural & engineering design and construction services) for the above-mentioned project is as follows:

Total Estimated Cost of Construction: \$600,000.00

Respectfully,

Bradley s. Lang, AIA
Solum Lang Architects



*The Architect, as a design professional familiar with the construction industry, has prepared the Opinion of Probable Construction Costs. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials, or equipment, over the Contractor's method of determining bid prices, or over competitive bidding, market, or negotiation conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Opinion of Probable Construction Costs.

BID TABULATION

Owner:	Cedar Rapids Community School District	SLA Project No.: 22042-O
Project Name:	CRCSD 2023-24 City View High School	Bid Date: May 18, 2023
Location:	Cedar Rapids Community School District ELSC 2500 Edgewood Road NW	Bid Time: 2:30 PM (Local Time)

Bidders Name	Unzeitig Construction Co.	King-Knutson Construction			
Address	1619 F AVENUE NE CEDAR RAPIDS, IA 52402	1300 STONEY POINT RD SW #3 CEDAR RAPIDS, IA 52404			
Bid Security: Included / Separate Envelope	004313 5%	5%			
Addendum No. 1 Acknowledgment	004113 X	X			
Bidder Status Form	004113.1 X	X			
Authorization to Transact Business Wk Sheet	004113.2 X	X			
Non-Collusion Affidavit	004113.3 X	X			
Targeted Small Business (TSB) Form	004113.4 X	X			
Item	Description	Quantity	Total Price	Total Price	Total Price
BASE BID	REMODEL BUILDING PER PLANS AND SPECS IN AREAS INDICATED ON DOCUMENTS SHALL BE:	Lump Sum	Lump Sum \$628,000.00	Lump Sum \$677,595.00	Lump Sum
	TOTAL (BASE BID)		\$628,000.00	\$677,595.00	



May 18, 2023

Mr. Chris Gates, Buildings and Grounds Manager, Cedar Rapids Community School District, Educational Leadership and Support Center, 2500 Edgewood Road NW, Cedar Rapids, Iowa 52405

RE: CRCSD 2023-24 City View High School
Cedar Rapids Community School District

CHRIS:

Two (2) bids were received on May 18, 2023, for the above referenced project.

We have reviewed the bids which were provided to us. The apparent low bidder is Unzeitig Construction Company of Cedar Rapids, Iowa. Our initial review did not discover any irregularities with this bid. We recommend that the Cedar Rapids Community School District proceed with your award process based on the lowest bona fide bid as listed below. This award may be subject to submittal of acceptable bonds, insurance, and other requirements of the Cedar Rapids Community School District. We are enclosing a copy of the bid tabulation for your use.

Unzeitig Construction

Base Bid:	Remodel building per plans and specs in areas indicated on documents	
	shall be:	\$628,000.00
	TOTAL	\$628,000.00

Please contact our office with the award decision and we will proceed with obtaining the agreement, bonds, and insurance.

Thank you for the opportunity to work with you on this project, and we look forward to continuing to do so throughout the construction process. If you have any questions, do not hesitate to contact us.

Respectfully,

Darci Lorensen, AIA
Partner + Architect
SOLUM LANG ARCHITECTS, LLC

Enclosure: Bid Tabulation Form

CC: Traci Rozek, CRCSD
Brad Lang, Solum Lang Architects

BOARD GOVERNANCE

BA-23-425 **Closed Session - Litigation Strategy Discussion with District Legal Counsel Pursuant to Iowa Code Section 21.5(1)(c) (David Tominsky)**

Action Item **Motion/2nd/Roll Call**

Pertinent Fact(s):

1. The Board of Education is asked to meet in Closed Session on Monday, June 26, 2023 to discuss strategy with District Legal Counsel in matters regarding pending or imminent litigation.
2. The suggested motion is as follows:

“I move that the Board of Education hold a Closed Session on Monday, June 26, 2023, to discuss strategy with District Legal Counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation as provided in Chapter 21.5(1)c of the Code of Iowa.”

Recommendation:

It is recommended that the Board of Education meet in Closed Session on Monday, June 26, 2023 with District Legal Counsel in matters regarding pending or imminent litigation.

ADJOURNMENT - President David Tominsky