



# ANKENY COMMUNITY SCHOOL DISTRICT

*Ankeny Community Schools is unified in its commitment, passion, and vision  
so every learner is prepared to achieve a lifetime of personal success.*

## **Facilities/Finance Committee Meeting**

### **MINUTES**

**Northview Middle School, 1302 N Ankeny Blvd, Conference Room Door  
W22**

**February 10, 2022**

**4:30 PM**

Please turn off cellular phone during the meeting. Thank you.

- **Welcome**

Attendees:

Erick Pruitt

Mike Rooney

Cindy Harris

Tim Simpkins

Darin Haack

Dallon Christensen

John Patterson

Jennifer Jamison

Jeff Johnson

- **Approval of Minutes:**

- 1. Facilities and Finance Committee Minutes - January 13, 2022**

- The January 13, 2022 Facilities and Finance Committee meeting minutes were approved.

- 2. Facilities and Finance Committee Special Minutes - January 24, 2022**

- The January 24, 2022 Facilities and Finance Committee Special meeting minutes were approved.

- **Update from Board**

- **Updates:**

1. **FY2022-23 Certified Budget Process**

- Jennifer Jamison shared the FY2022-23 Certified Budget process with the committee.

2. **RFP Schedule**

- Jennifer Jamison went over the RFP schedule with the committee.

- **Review Change Orders**

1. **Construction Change Orders - February 2022**

- Tim Simpkins shared the construction change orders for February.

- **Additional Items:**

1. **31.2 million School Infrastructure Sales, Services and Use Tax Revenue Bonds, Series 2022**

- Jennifer Jamison went over the 31.2 million School Infrastructure Sales, Services and Use tax Revenue Bonds, series 2022 with the committee.

2. **March Meeting Date**

- The committee decided they would meet on March 3, 2022.

- **Adjournment**

**Future Meetings Dates:**

1. **Future Meetings:**

- March 3, 2022
- April 14, 2022
- May 12, 2022
- June 9, 2022



# ANKENY COMMUNITY SCHOOL DISTRICT

## Item Cover Sheet

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**Title:** Facilities and Finance Committee Minutes - January 13, 2022

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**ATTACHMENTS:**

<b>File Name</b>	<b>Description</b>	<b>Type</b>	<b>Upload Date</b>
<a href="#">01.13.22 Minutes Only.pdf</a>	Facilities & Finance Committee Minutes - January 13, 2022	Support Document	2/8/2022



# ANKENY COMMUNITY SCHOOL DISTRICT

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## **Facilities/Finance Committee Meeting**

### **MINUTES**

**Northview Middle School, 1302 N Ankeny Blvd, Conference Room Door  
W22**

**January 13, 2022**

**4:30 PM**

Please turn off cellular phone during the meeting. Thank you.

- **Welcome**

Attendees:

Jennifer Jamison

Darin Haack

Dallon Christensen

Jessica Dirks

Lori Lovstad

Amy Tagliareni

Cindy Harris

Robert Scott

Trent Murphy

Tim Simpkins

Spencer Shoemaker

Jen Anders

- **Approval of Minutes:**

1. **Facilities & Finance Committee Minutes - December 2021**

- The December 9, 2021 Facilities and Finance Minutes were approved.

- **Update from Board**

- **FY23 Certified Budget Process**

- Jennifer Jamison shared the certified budget process.

- **Comparability of Financial Measures**
  - Jennifer Jamison reported on the comparability of financial measures.
  
- **FY23 Preliminary Budget Assumptions**
  - Jennifer Jamison went over the FY23 preliminary budget assumptions.
  
- **Updates:**
  1. **RFP for Student Transportation**
    - Darin Haack shared the final results of the RFP for Student Transportation.
  
  2. **FY21 Annual Certified Financial Report (AFCR) Update**
    - Jennifer Jamison gave an update on the FY21 Annual Certified Financial Report.
  
- **Review Change Orders**
  1. **Construction Change Orders - January 2022**
    - Tim Simpkins went over the construction change orders.
  
- **Additional Items:**
  
- **Adjournment**

**Future Meetings Dates:**

1. **Future Meetings:**
  - February 10, 2022
  - March 10, 2022



# ANKENY COMMUNITY SCHOOL DISTRICT

## Item Cover Sheet

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**Title:** Facilities and Finance Committee Special Minutes - January 24, 2022

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### ATTACHMENTS:

<b>File Name</b>	<b>Description</b>	<b>Type</b>	<b>Upload Date</b>
<a href="#">Minutes-2022.1.24 - minutes only.pdf</a>	Facilities & Finance Committee Special Minutes - January 24, 2022	Support Document	2/8/2022



# ANKENY COMMUNITY SCHOOL DISTRICT

*Ankeny Community Schools is unified in its commitment, passion, and vision  
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## **Facilities/Finance Committee Meeting**

### **MINUTES**

**Northview Middle School, 1302 N Ankeny Blvd, Conference Room Door  
W22**

**January 24, 2022**

**4:30 PM**

Please turn off cellular phone during the meeting. Thank you.

- **Welcome**

Attendees:

Jennifer Jamison

Darin Haack

Trent Murphy

Dallon Christensen

Lori Lovstad

Amy Tagliareni - Virtual

Mia Frommelt - Virtual

Jessie Dirks - Virtual

Erick Pruitt - Virtual

Jeff Johnson - Virtual

- **Facilities and Finance Meeting Access**

1. [meet.google.com/yvr-zwei-pwy](https://meet.google.com/yvr-zwei-pwy) Join by phone ?(US) +1 209-850-2399? PIN: ?  
987 253 270?#

- **Update from Board**

- **Updates:**

1. **FY21 Annual Certified Financial Report (AFCR) Review**

- Mia Frommelt gave a review of the FY21 Annual Certified Financial Report.

## **2. 2022-23 PPEL Overview and Projections**

- Dallon Christensen gave the overview of the 2022-23 PPEL Projections.

- **Additional Items:**

- **Adjournment**

- The meeting adjourned at 5:25 p.m.

### **Future Meetings Dates:**

#### **1. Future Meetings:**

- February 10, 2022





# ANKENY

## COMMUNITY SCHOOL DISTRICT

### Item Cover Sheet

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**Title:** FY2022-23 Certified Budget Process

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**ATTACHMENTS:**

<b>File Name</b>	<b>Description</b>	<b>Type</b>	<b>Upload Date</b>
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No Attachments Available



# ANKENY

## COMMUNITY SCHOOL DISTRICT

### Item Cover Sheet

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**Title:** RFP Schedule

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**ATTACHMENTS:**

<b>File Name</b>	<b>Description</b>	<b>Type</b>	<b>Upload Date</b>
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No Attachments Available



# ANKENY COMMUNITY SCHOOL DISTRICT

## Item Cover Sheet

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**Title:** Construction Change Orders - February 2022

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### ATTACHMENTS:

<b>File Name</b>	<b>Description</b>	<b>Type</b>	<b>Upload Date</b>
<a href="#">FacMtqFeb22 - Change Orders.pdf</a>	Construction Change Orders - February 2022	Support Document	2/8/2022

## Facility Construction Change Orders

Meeting Date: February 2022				
Construction Change Orders	Description	Project	Vendor	Amount
CCO No. 001	Per PCO #001, 1st floor demolition; Per PCO #002, Floor plaster ceiling demolition; Per PCO #004R1, Add plaster & gypsum board on roof joists on the third floor that was requested after asbestos abatement.	Neveln Remodel	OLP Construction	\$ 33,574.03



# Document G701™ – 2017

## Change Order

**PROJECT:** *(Name and address)*  
 Neveln Center Building Renovation  
 ACSD  
 Ankeny, Iowa 50023

**CONTRACT INFORMATION:**  
 Contract For: General Construction  
 Date: August 4, 2021

**CHANGE ORDER INFORMATION:**  
 Change Order Number: 001  
 Date: January 25, 2022

**OWNER:** *(Name and address)*  
 Ankeny Community School District  
 306 SW School Street  
 Ankeny, Iowa 50023

**ARCHITECT:** *(Name and address)*  
 OPN Architects, Inc.  
 100 Court Avenue, Suite 100  
 Des Moines, Iowa 50309

**CONTRACTOR:** *(Name and address)*  
 OLP Construction L.L.C.  
 3809 109<sup>th</sup> Street  
 Urbandale, Iowa 50322

### THE CONTRACT IS CHANGED AS FOLLOWS:

*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

PCO 001 1 <sup>st</sup> Floor Demolition	Add	\$3,609.04
PCO 002 3 <sup>rd</sup> Floor Plaster Ceiling Demolition	Add	\$679.98
PCO 004R1 Change Price for ITC3R1	Add	\$29,285.01

The original Contract Sum was	\$	<u>10,601,000.00</u>
The net change by previously authorized Change Orders	\$	<u>0.00</u>
The Contract Sum prior to this Change Order was	\$	<u>10,601,000.00</u>
The Contract Sum will be increased by this Change Order in the amount of	\$	<u>33,574.03</u>
The new Contract Sum including this Change Order will be	\$	<u>10,634,574.03</u>

The Contract Time will be unchanged by Zero (0) days.  
 The new date of Substantial Completion will be unchanged.

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

### NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

OPN Architects, Inc.  
 ARCHITECT *(Firm name)*

OLP Construction L.L.C.  
 CONTRACTOR *(Firm name)*

Ankeny Community School District  
 OWNER *(Firm name)*

*[Signature]*  
 SIGNATURE

*[Signature]*  
 SIGNATURE

*[Signature]*  
 SIGNATURE

Luke Danielson  
 PRINTED NAME AND TITLE

David Wharff PROJECT MANAGER  
 PRINTED NAME AND TITLE

*[Signature]*  
 PRINTED NAME AND TITLE

1/26/22  
 DATE

01/26/22  
 DATE

*[Signature]*  
 DATE



**PCO #001**

OLP Construction LLC  
 3809 NW 109th St Suite D  
 Urbandale, Iowa 50322  
 Phone: (515) 348-8110  
 Fax: (515) 348-8112

Project: OLPIA2104 - Neveln Center  
 406 SW School Street  
 Ankeny, Iowa 50023

**Prime Contract Potential Change Order #001: CE #CE 01 - ADD - 1st Floor Demolition; not on Contract Drawings**

<b>TO:</b>	Ankeny Community School District 306 SW School Street Ankeny, Iowa 50023	<b>FROM:</b>	OLP Construction, LLC 3809 NW 109th St Suite D Urbandale, 50322
<b>PCO NUMBER/REVISION:</b>	001 / 0	<b>CONTRACT:</b>	1 - Neveln Center Prime Contract
<b>REQUEST RECEIVED FROM:</b>	Vincent Fitzpatrick (Blue Sky Cleaning & Demolition Services)	<b>CREATED BY:</b>	Dave Wharff (OLP Construction LLC)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	12/8/2021
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	Yes		
<b>LOCATION:</b>		<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>		<b>PAID IN FULL:</b>	No
<b>EXECUTED:</b>	No	<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
		<b>TOTAL AMOUNT:</b>	\$3,609.04

**POTENTIAL CHANGE ORDER TITLE:** CE #CE 01 - ADD - 1st Floor Demolition; not on Contract Drawings

**CHANGE REASON:** Existing Condition

**POTENTIAL CHANGE ORDER DESCRIPTION:** *(The Contract Is Changed As Follows)*

**CE #CE 01 - ADD - 1st Floor Demolition; not on Contract Drawings**

Attn: Architect & Owner,

1. Blue Sky Demolition has encountered necessary demolition work needed for new construction to be properly completed. This necessary work is not indicated on the Contract Drawings.
2. Please note the AIA instructions for the CCD tool includes issuance to keep work moving without delay.
3. At the Preconstruction Meeting for this Project, the Owner expressed desire to use CCD's in this manner if Owner so determines.
4. Please consult with the Owner accordingly.
5. To minimize time impact to complete the Demolition Work; OLP respectfully requests a CCD be issued so this Additional Work can proceed.
6. Enclosed are:

1. OLP Change Request Price
2. Blue Sky Change Request Price
3. Supporting marked drawings and photos.

Please contact us with any questions.  
 Thank you,  
 Dave W.

**ATTACHMENTS:**

**OLP CE 01 RFI.34 Add demo 1st flr BACKUP.pdf**

#	Budget Code	Description	Amount
1	02-4100.S Demolition.Commitment	OLP CE 01 - Add demo, 1st Flr	\$2,772.12



#	Budget Code	Description	Amount
2	01-2020.L Project Superintendent.Labor	OLP Supl. Inspect, Photos - 8 hrs. @ \$75/hr.	\$600.00
<b>Subtotal:</b>			<b>\$3,372.12</b>
Overhead & Profit (5.00% Applies to Labor, Equipment, Materials, Commitment, and Other.):			\$168.61
GL Insurance (1.00% Applies to Labor, Equipment, Materials, Commitment, and Other.):			\$35.41
Performance & Payment Bonds (0.92% Applies to Labor, Equipment, Materials, Commitment, and Other.):			\$32.90
<b>Grand Total:</b>			<b>\$3,609.04</b>

Ankeny Community School District  
 306 SW School Street  
 Ankeny, Iowa 50023

X  
 \_\_\_\_\_  
 SIGNATURE DATE

Luke Danielson (OPN Architects, Inc.)  
 100 Court Ave, Suite 100  
 Des Moines, Iowa 50309

Ankeny Community School District  
 306 SW School Street  
 Ankeny, Iowa 50023

OLP Construction, LLC  
 3809 NW 109th St Suite D  
 Urbandale, IA 50327

L. A. Danielson 12/15/21  
 SIGNATURE DATE

[Signature]  
 SIGNATURE DATE

[Signature] 12/08/21  
 SIGNATURE DATE



OLP Construction LLC
3809 NW 109th St Suite D
Urbandale, Iowa 50322
Phone: (515) 348-8110
Fax: (515) 348-8112

Project: OLPIA2104 - Nevein Center
406 SW School Street
Ankeny, Iowa 50023

Prime Contract Potential Change Order #002: CE #CE 02 - ADD - 3rd Floor Plaster Ceiling Demolition

Table with 4 columns: TO, FROM, PGO NUMBER/REVISION, CONTRACT, REQUEST RECEIVED FROM, CREATED BY, STATUS, CREATED DATE, REFERENCE, PRIME CONTRACT CHANGE ORDER, FIELD CHANGE, LOCATION, ACCOUNTING METHOD, SCHEDULE IMPACT, PAID IN FULL, EXECUTED, SIGNED CHANGE ORDER RECEIVED DATE, TOTAL AMOUNT.

POTENTIAL CHANGE ORDER TITLE: CE #CE 02 - ADD - 3rd Floor Plaster Ceiling Demolition

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

CE #CE 02 - ADD - 3rd Floor Plaster Ceiling Demolition

Attn: Architect & Owner,

There is a section of remaining plaster ceiling on 3rd floor where Room 301 was located that will need to be removed before the new ceiling can be installed.

See enclosed:

- Blue Sky Price
marked-up Sht. AD103 for location
photos

Additionally:

- Please note the AIA instructions for the CCD tool includes issuance to keep work moving without delay.
At the Preconstruction Meeting for this Project, the Owner expressed desire to use CCD's in this manner if Owner so determines.
Please consult with the Owner accordingly.
To minimize time impact to complete the Demolition Work; OLP respectfully requests a CCD be issued so this Additional Work can proceed.

Please contact us with any questions.

Thank you,
Dave W.

ATTACHMENTS:

full Blue Sky CE 02 price with photos.pdf

Table with 4 columns: #, Budget Code, Description, Amount. Row 1: 01-2020.L Project Superintendent.Labor, OLP Supt Investigation/Documentation/Photos - 2 hrs @ \$75/hr., \$150.00





#	Budget Code	Description	Amount
2	02-4100.S Demolition.Commitment	ADD 3rd Floor Plaster Cig. Demo	\$485.34
<b>Subtotal:</b>			<b>\$635.34</b>
Overhead & Profit (5.00% Applies to Labor, Equipment, Materials, Commitment, and Other.):			\$31.77
GL Insurance (1.00% Applies to Labor, Equipment, Materials, Commitment, and Other.):			\$6.67
Performance & Payment Bonds (0.92% Applies to Labor, Equipment, Materials, Commitment, and Other.):			\$6.20
<b>Grand Total:</b>			<b>\$679.98</b>

**Ankeny Community School District**  
 306 SW School Street  
 Ankeny, Iowa 50023

\_\_\_\_\_  
 SIGNATURE DATE

Luke Danielson (OPN Architects, Inc.)  
 100 Court Ave, Suite 100  
 Des Moines, Iowa 50309

**Ankeny Community School District**  
 306 SW School Street  
 Ankeny, Iowa 50023

**OLP Construction, LLC**  
 3809 NW 149th St Suite D  
 Urbandale, 50822

*[Signature]* 12/15/21      *[Signature]* 1-24-2021  
 SIGNATURE DATE      SIGNATURE DATE  
*[Signature]* 1/21/2021

*[Signature]* 12/09/21  
 SIGNATURE DATE  
 Page 17 of 21



PCO #004R1

OLP Construction LLC  
3809 NW 109th Street, Suite D  
Urbandale, Iowa 50322  
Phone: (515) 348-8110  
Fax: (515) 348-8112

Project: OLPIA2104 - Neveln Center  
408 SW School Street  
Ankeny, Iowa 50023

**Prime Contract Potential Change Order #004R1: CE #CE 04R1 - CORRECTED OLP Change Price for ITC3R1**

<b>TO:</b>	Ankeny Community School District 306 SW School Street Ankeny, Iowa 50023	<b>FROM:</b>	OLP Construction, LLC 3809 NW 109th St Suite D Urbandale, 50322
<b>PCO NUMBER/REVISION:</b>	004R1 / 0	<b>CONTRACT:</b>	1 - Neveln Center Prime Contract
<b>REQUEST RECEIVED FROM:</b>	Jerry Atcheson (Hilsabeck Schacht Inc.)	<b>CREATED BY:</b>	Dave Wharf (OLP Construction LLC)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	12/20/2021
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	Yes	<b>ACCOUNTING METHOD:</b>	Amount Based
<b>LOCATION:</b>		<b>PAID IN FULL:</b>	No
<b>SCHEDULE IMPACT:</b>		<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
<b>EXECUTED:</b>	No	<b>TOTAL AMOUNT:</b>	\$29,285.01

POTENTIAL CHANGE ORDER TITLE: CE #CE 04R1 - CORRECTED OLP Change Price for ITC3R1

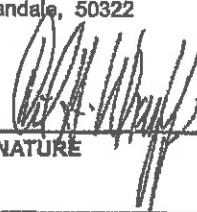
CHANGE REASON: Existing Condition

OLP Construction, LLC  
3809 NW 109th St Suite D  
Urbandale, 50322

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)  
CE #CE 04R1 - CORRECTED OLP Change Price for ITC3R1

ATTACHMENTS:

full CE 04R1 price + ITC3R1.pdf

 12/20/21  
 SIGNATURE DATE

#	Budget Code	Description	Amount
1	01-2020.L Project Superintendent.Labor	OLP Supt. Investigate/Document - 4 hrs @ \$75/hr	\$300.00
2	09-2000.S Plaster and Gypsum Board.Commitment	ITC3R1 - new gyp. bd. on roof joists	\$27,082.60
<b>Subtotal:</b>			<b>\$27,362.60</b>
Overhead & Profit (5.00% Applies to Labor, Equipment, Materials, Commitment, and Other.):			\$1,368.13
GL Insurance (1.00% Applies to Labor, Equipment, Materials, Commitment, and Other.):			\$287.31
Performance & Payment Bonds (0.92% Applies to Labor, Equipment, Materials, Commitment, and Other.):			\$286.97
<b>Grand Total:</b>			<b>\$29,285.01</b>


Luke Danielson (OPN Architects, Inc.)  
100 Court Ave, Suite 100  
Des Moines, Iowa 50309

Ankeny Community School District  
306 SW School Street  
Ankeny, Iowa 50023

Ankeny Community School District  
306 SW School Street  
Ankeny, Iowa 50023

 1/19/22  
 SIGNATURE DATE

  
 SIGNATURE DATE

  
 SIGNATURE DATE



# ANKENY COMMUNITY SCHOOL DISTRICT

## Item Cover Sheet

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**Title:** 31.2 million School Infrastructure Sales, Services and Use Tax Revenue Bonds, Series 2022

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### ATTACHMENTS:

**File Name**

**Description**

**Type**

**Upload Date**

No Attachments Available



# ANKENY

## COMMUNITY SCHOOL DISTRICT

### Item Cover Sheet

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**Title:** March Meeting Date

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**ATTACHMENTS:**

<b>File Name</b>	<b>Description</b>	<b>Type</b>	<b>Upload Date</b>
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No Attachments Available



# ANKENY COMMUNITY SCHOOL DISTRICT

## Item Cover Sheet

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**Title:** Future Meetings:

**Extended Information:**

- March - TBD
- April 14, 2022
- May 12, 2022
- June 9, 2022

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### ATTACHMENTS:

File Name	Description	Type	Upload Date
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No Attachments Available