

**6550**

**McDONALD LOCAL SCHOOL DISTRICT BOARD OF EDUCATION  
SPECIAL MEETING  
WEDNESDAY, MARCH 30, 2022 – 6:45 A.M.  
M.H.S. LIBRARY  
MCDONALD, OHIO 44437**

The McDonald Local School District Board of Education held a Special Meeting on Wednesday, March 30, 2022, at 6:45 a.m., in the high school library and via McDonald Schools Facebook Live, 600 Iowa Avenue, McDonald, OH 44437.

The Special Meeting was called to order at 6:45 a.m. by President John Saganich. Treasurer Megan Titus called the roll:

Roll Call:

Members Present: Joseph Cappuzzello, Jody Klase, Jessica Krumpak  
Donna Shields, John Saganich

“Notice of this meeting was given in accordance with the provisions of Section 1.450 of the O.R.C. and the Ohio Administrative Procedures Act.”

Pledge of Allegiance

**Res. 22-600** Approve agenda for Special Meeting of March 30, 2022

Mr. Cappuzzello moved and Mrs. Klase seconded  
Yeas: Cappuzzello, Klase, Krumpak, Shields, Saganich  
Nays: None  
President declared motion carried

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New Business:

A. Buildings and Grounds Committee – Joseph Cappuzzello, Chairperson

**Res. 22-601** ATHLETIC COMPLEX TRAINING FACILITY

Resolution to approve the bid and alternates noted below from Brock Builders for Phase 3 of the Athletic Complex Project for a Training Facility (See Exhibit A):

Base Bid	\$1,507,000
Alternate A-2	19,740
Alternate C-1	2,940
Alternate C-2	<u>4,480</u>
Grand Total Cost	<u>\$1,534,160</u>

Upon the recommendation of the district superintendent, I call for a motion to approve the above resolution.

Mr. Cappuzzello moved and Mrs. Shields seconded

Yeas: Cappuzzello, Shields, Klase, Saganich

Abstain: Krumpak

Nays: None

President declared motion carried

**Res. 22-602** ADJOURNMENT

Mr. Cappuzzello moved and Mrs. Shields seconded to adjourn the Special Meeting at 7:00 a.m.


Yeas: Cappuzzello, Shields, Krumpak, Klase, Saganich

Nays: None

President declared motion carried

ATTEST:

  
\_\_\_\_\_  
PRESIDENT

  
\_\_\_\_\_  
TREASURER

March 28, 2022

**YOUNGSTOWN OFFICE**

201 West Federal Street  
Youngstown, Ohio 44503  
330.443.1177  
330.460.9432

Mr. Kevin O'Connell, Superintendent  
McDonald Local Schools (MLS)  
Board of Education  
600 Iowa Avenue  
McDonald, Ohio 44437

**Re: Athletic Complex – Training Facility, Project #20910.3**  
Bid Recommendations

Dear Superintendent O'Connell,

On Monday, March 28, 2022, I completed Project Scope Reviews for the MLSD Athletic Complex Training Facility Project with Brock Builders, B & B Contractors & Murphy Contracting. Through personal interviews with each of these bidders, I was able to verify that each contractor:

- Had some flexibility in the overall schedule
- Will Honor their proposal
- Has Value Engineering items to offer
- Can meet the temporary occupancy date of September 1, 2022, for the locker rooms (barring any unforeseen weather conditions and product delays due to availability and lead times).
- Are prepared to proceed with the project as soon as contracts are issued and signed, and the Notice of Commencement is issued.

In Addition, during scope reviews, concerns were raised on long lead items that could impact the final substantial completion date for the whole project. The three items specifically noted were the rubber flooring, the overhead sectional door and the energy recovery unit. Another possible concern raised had to do with the lighting fixtures for the multi-purpose room, however, none of these items should negatively impacted the locker rooms being ready by Sept. 1, 2022.

Regarding the lighting, there was an extended warranty requirement noted on the lighting schedule (that I was not aware of) for a 10 year warranty on all lighting components in lieu of the standard 5 year warranty. The extended warranty carries a price tag of 23K – 40K depending on the electrical subcontractor. It was also noted that the electrical contractors were offering an alternate lighting option that can be reviewed for consideration once we choose a general contractor. The lighting option would also carry a deduct cost.

**ARCHITECTURE**

**ENGINEERING**

**INTERIOR DESIGN**

**PLANNING**

The subcontractors being used by each General Contractor have proven to be quality companies based on past experience and should provide quality work.

Each General Contractor interviewed also stressed weather as a potential issue. A very wet April and May could cause issues with earthwork and achieving proper compaction, and in turn cause delays that would affect building pad and foundation work, resulting in extended project completion dates.

Athletic Complex –Training Facility, Project #20910.3  
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Specific to each contractor, and in addition to items mentioned above, the following items apply:

- **B & B Contractors**
  - o Anticipated project completion in approximately 24 weeks with lockers being ready by September 1, 2022 (except for potential long lead items aforementioned and possible unforeseen weather conditions)
  - o Has the best unit prices for removing and hauling in soils
  
- **Brock Builders**
  - o Can improve schedule to 24 - 27 weeks with temporary occupancy for the locker rooms by August 26, 2022 (except for potential long lead items aforementioned and possible unforeseen weather conditions).
  - o Can offer a reduction of \$5,000 for Alternate A-2 being the total cost of that item to \$14,740 (This would have to be addressed via a deduct change order after contracts are awarded).
  - o Noted a possible saving with alternate plumbing fixture options
  
- **Murphy Contracting.**
  - o Held to a 23 – 24 week schedule with temporary occupancy for the locker rooms by August 26, 2022 (except for potential long lead items aforementioned and possible unforeseen weather conditions).
  - o Proposed a few alternate value engineering options and could reduce the overall cost, however the total of these savings would not make them lower than Brock or B & B.
  - o Clarified their Unit Cost No. 3 of \$50.00 LF would be equivalent to \$6.00 / SF.

With the scope reviews fresh in mind and after reevaluating the tabulation of bids and discussing the results with our project team, Strollo Architects has no reservation that the lowest and best bid for the General Contract was submitted by Brock Builders, Inc. In turn, our recommendation is to award the General Contract as follows:

**Base Bid Proposal**

General Construction: Brock Builders, Inc. \$ 1,507,000.00

Reviewing the alternates submitted for the General Contract, it is our recommendation that bid alternates A-2, C-1 and C-2 be accepted at this time and added to the Base Bid Contract. Recommended Alternates are as follows:

**General Construction Contract**

Alternate No. A-2: 1x3 Wood Battens over plywood ceiling joints.	\$	19,740.00
Alternate No. C-1: Provide Concrete Sidewalk (Home Side)	\$	2,940.00
Alternate No. C-2: Provide Concrete Sidewalk (Visitor Side)	\$	4,480.00

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Total of Accepted Alternates: \$ 27,160.00

Adding the amount of the accepted alternates, \$27,160.00, to the amount of the base bid construction total, \$1,507,000.00 results in a final construction cost of **\$1,534,160.00**

Athletic Complex –Training Facility, Project #20910.3  
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We believe this proposed construction cost is reflective of a project that has been developed in a financially responsible way. Our close collaboration with you, members of the McDonald LSD Board of Education, and our consultants, has helped to bring this about.

If you have any questions regarding this matter, please contact me at your convenience.

Respectfully submitted,

A handwritten signature in cursive script that reads "David D. Roose".

David Roose, Project Manager  
Strollo Architects

cc: Gregg Strollo  
File

