

**Building Excellence (BEX) Programs Oversight Committee
Meeting Notes, September 14, 2007
Stanford Center, Room 2765, 8:30a - 10:30a**

ATTENDANCE:

Members Present

Freeman Fong
Steve Goldblatt
John Palewicz
Ed Peters, Chair
Ed Schwartz
Pete Wall

District Staff

Ron English
Don Gillmore
Kathy Johnson
Julie Krick
Lucy Morello
Fred Stephens
Eleanor Trainor
Paul Wozniak

Heery International Staff

Mike Finnegan
Ian Kell
Steve Moore

DKA Staff

Chuck Clegern

Members Absent

Mark Melroy
Karin Nyrop
Craig Smith

Board Representative

None

MINUTES APPROVAL FOR AUGUST 10 MEETING

- The minutes were approved when a quorum was present.

BEX III BUDGET DEVELOPMENT, PART TWO, DON AND MIKE

Handouts are listed below:

- Estimating summary (Hale HS) This report, based on historical data, is done before design for each project.
- Project reconciliation report review. This report, produced by the CM (construction manager), is like the checking account. The District report is like the statement.
- Budget – escalation, schedule
 - Escalation percentage projections/bar chart. A comparison of regional costs of projects.
 - Chart 1, column for 2012, compounded cumulative \$. This is now being estimated at 73.2% instead of 48.7%
 - Quarterly report from Rider Hunt Levett Bucknall. This is a Canadian group that developed their own construction cost index based on market value.
 - Project schedule. This is the original schedule submitted to the voters.
 - Accelerated program schedule. Accelerating the projects reduced escalation for Ingraham, Denny/Sealth, and Hale so that the program will finish on budget. South Shore and Hamilton may be over budget on bid day just because there has not been time to reduce the escalation. There is \$20M in the program contingency which would cover the \$15M overage, if there are no catastrophic events. The Board may be asked for additional funds.
 - A report on the escalation issue will be made to the Operations Committee and the Finance Committee.
- Pete commented that acceleration may increase construction costs and that retaining students in the building during construction will also increase costs. This may be a GCCM (general contractor construction manager) project.
- Fred is on a state task force addressing K-12 school construction issues. They are discussing the state's formula to put it in perspective with the current reality of construction costs.

REPORT TO THE BOARD, SEPTEMBER 19, ED P

- Ed reviewed his draft of the presentation outline, and confirmed attendance of Committee members.
- The following phrase will be added to Item 4, "construction management selection".

- Julie will send the bios and the presentation outline to the Board assistant for inclusion in the meeting packets to the Board.

BEX AND BTA (BUILDING RENOVATIONS, TECHNOLOGY, ACADEMICS LEVY) INFRASTRUCTURE PROJECTS, DON AND LUCY

- BTA projects are primarily major maintenance projects that are completed in one summer. A/Es are hired in the fall for next summer's projects and begin estimating the projects. The projects are smaller than BEX and there is more competition.
- The waterline projects can sometimes be rescheduled if it appears they will go over budget. There is a drinking water quality oversight committee. Ed S. is a member.
- BTA deals with HVAC upgrades and indoor air quality projects tie into some of those.
- Indoor air quality issues are usually caused by carpet containing allergens, etc. The health department now requires VCT (vinyl ceramic tiles) tiles instead of carpet in daycares.
- BEX and BTA are using hospital-grade carpet that is not permeable and is plastic. BEX provides appropriate cleaning equipment for the custodial staff.
- The District has established an indoor-air quality task force to address emergency situations. They respond in 24 hours.
- Ed S. inquired as to where mold is usually found. Lucy responded that it is usually in the ceiling tiles or the carpet.

SOUTH SHORE STEEL BID PACKAGE RISK, RON

- The CDs (construction documents) will be at 100% before the bid and fabrication. There is not a problem with the design changing after the bid. The bid package is for structural steel, not miscellaneous steel.
- The fabrication will start before permitting is complete. There is a small risk, although the City does not change structural.
- If additional pieces are needed the contractor would order from a new fabricator.

PROJECTS UPDATE, DON, MIKE, DONALD, PROJECT MANAGERS

BEX II, Mike

Cleveland, Ian:

- School opened on time! The bells rang at 7:45a on the first day of school.
- There is a fire watch on site while the alarm system is being tested. The sprinkler system and alarms are functional but haven't been tested.
- The auditorium (old building) will be finished in late October.
- Part of the parking lot is still a lay-down area. There are only two small fenced-off areas; the rest of the school is open.
- Enrollment is at 650, it will take a while to build up to 1,000.
- The grand opening is on September 22.
- This was almost a model program for GCCM. Absher did an excellent job.
- Overtime was necessary but so far hasn't been a significant cost. In two weeks the CM and GCCM will begin to wrap up the expenses. By next month, a report will be possible on the project budget.

Garfield, Steve:

- The project is in the middle of construction and is on schedule.
- There are a couple of potential claims.
- They are working hard to get things done before the rains start. By the end of this month the buildings will be roofed and it is hoped the parking lots will be asphalted.
- Delivery is slow from the steel fabricator in Canada.

South Lake High School, Mike

- The project is right on schedule.

BEX III

Denny/Sealth, Hale, and Ingraham, Don

- The three projects are completing ed specs.

South Shore K-8, Don

- There are three separate contracts; K-8 building, high school including plaza, and pool building.
- The general contractor couldn't do the separation of the pool building from the K-8 building. A small-works contractor will do the separation. The cost is estimated at \$40K.
- By the end of October the soil treatment should be done.
- The City wanted to be sure that low-PH water wasn't washed into streams. The water runoff will be tested and treated if necessary.

Hamilton

- The City council will vote on the lot adjustment boundary. It is coming through David Della's committee. There appears to be enough support. The District hopes the vote is this month.
- An agreement is being negotiated with Parks about the use of Wallingford Park, the geothermal system, and the sunken garden. A written agreement will be developed.
- The MUP appeal and Landmarks Certificate of Acceptance appeal will be heard simultaneously. The geothermal wells system is not part of the Hamilton MUP.

EXECUTIVE SESSION

- None scheduled.

NEXT AGENDA, OCTOBER 12

- None discussed.

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