

Steering Committee Meeting Report

Date: May 14, 2009
Project: 2008 Dexter Community Schools Bond, Phase 1 & 2 Projects
Owner: Dexter Community Schools
A/E#: 2466.39 PF
Location: Copeland Administration Bldg. **Time:** 3:00 p.m.

Attendees:

Larry Cobler
Ron Darr
Dick Lundy
Rob Glass
Mary Marshall
John Robinson
Dave LaFerle
Sharon Raschke
Matt Maciag
Kit Moran
Ben Schneider
Jerry Brand
Sue Dickinson
Gabe Alvey
Bob McGraw

Representing:

DCS/Board Member
DCS/Board Member
DCS/Board member
DCS/Superintendent
DCS/Ass't. Superintendent
DCS/Athletic Director
DCS/Director of Building & Grounds
DCS/Finance Director
DCS/Technology Director
DCS/High School Principal
Granger Construction
Granger Construction
Midwestern Consulting (partial)
Kingscott
Kingscott

Discussion:

The following represents our understanding of the information presented and decisions accepted during the above dated meeting. All additions, corrections and clarifications are to be submitted to Kingscott within (5) days of receipt.

Purpose: The Purpose of the Steering Committee Meeting was to review the status of Phase 1 & 2 Projects.

Item No. 1: Shield Road Crossing

Midwestern Consulting provided an update on the design of the pedestrian crossing at Shield Road. Key changes to the design as recommended by Midwestern include: changing the surface of the paving in the crosswalk from asphalt to concrete with painted stripes, and adding LED lights embedded in the pavement at the edge of the crosswalk on both sides. The LED lights could be solar powered and activated during regular crossing times and by manual controller by the pedestrian at other times.

Midwestern indicated there was a similar installation of the LED lights in Brighton. Midwestern was asked to research the reliability and performance of the LED lights in Brighton and other northern climates.

There was a suggestion that a flashing signal warning drivers of a pedestrian crossing ahead should be considered on both sides of the crosswalk. Midwestern is not convinced that this will be of benefit or meet the approval of the Road Commission, but they will review prior to the next meeting.

Item No. 2: HS Toilet/Storage Building

There was a request from Athletics Boosters to consider converting the Storage portion of the HS Toilet/Storage Building to Concessions. This will increase revenues for the boosters which can then be used to improve the athletic program. It was noted that a Concessions facility would need to be reviewed and approved by the Health Department.

The Steering Committee decided to provide for the possibility of a future Concessions Facility in the Storage portion of the building. The overhead door will be removed and replaced with a serving window with screen, the entry door will be changed from 36" wide to 48" wide, and rough-in for plumbing and electrical will be provided. Rough-ins will be based on the layout of the New Concessions Facility at Al Ritt Field. The building will be "flipped" so that the Concessions are at the "front" and visible from spectators as they approach the fields/building.

Item No. 3: Phase 2 Projects – Wylie Elementary

At the Scope Review meeting with the Wylie Principal, it was suggested that consideration be given to relocate the Office Area to the existing Locker Room adjacent to the Main Entry. This will improve safety and security for building users and the District. The Locker Room is not currently used by the Elementary School and the space is approximately the same size as the Office Area.

Relocating the Office Area will allow Itinerant Staff to relocate to the vacated Office Area and be closer to the Main Entry. Other uses for the vacated Itinerant Offices would need to be explored.

Kingscott was directed to explore a Concept Design for relocating the Office Area to the Locker Room. Granger will develop a Preliminary Cost Model of this Concept so the Steering Committee can assess the viability of this request.

Item No. 4: Security at the HS

Commtech met with the HS Principal and Liaison Officer to review the Security System design in light of the recent break-in/vandalism that occurred. Overall, the design looks very good, but a few cameras were added in a couple of locations to improve coverage.

A Security System demonstration was also held recently, by a vendor with similar equipment. The demonstration was very impressive to those in attendance. Between the review meeting and the demonstration, the HS Principal believes that the planned Security System will be effective in deterring future incidents and identifying suspects if events do occur.

Item No. 5: Agency Review

Local Agency sign-off of the site plans is required by the State. Kingscott recently received the local sign-off for Creekside. We have also received the Building Review comments from the State rejecting the Concessions/Toilet Building/Team Rooms due to an inadequate number of toilet fixtures for the Public. This was expected as Kingscott explained in previous meetings.

However, the State chose to review the plumbing fixture count based solely on the number of New Bleacher Seats as opposed to Total Bleacher Seats. As a result, we are okay in the Men's Toilet Room, but 4 fixtures short in the Women's Toilet Room.

Kingscott believes that we may be able to convince the State to allow the use of the Visitor/Women's Team Room Fixtures and avoid the Variance Process, obtain Approval for the Project and allow the start of construction of the Team Building.

The Steering Committee directed Kingscott to pursue obtaining approval from the State by using the Women's/Visitor's Team Room Fixtures. If the State will not accept this option, then Kingscott is directed to pursue the Variance Process and the Team Room/Toilet/Concessions Building will not be completed for the Fall 2009 Football Season.

Item No. 6: HS Pool Locker Room Addition

Kingscott presented a number of options for flooring in the Pool Locker Room Addition. Options included: 1) ceramic tile with a raised/textured surface for slip resistance, 2) Dura-Grid – a plastic open grid “mat” that comes in 2'x2' panels, interlocks in place over a recessed concrete floor, and can be easily power-washed in place or when removed, 3) Textured Vinyl that comes in a roll with welded seams and glued directly over the concrete slab (similar to carpet).

Kingscott was asked to provide more information on the costs to maintain Ceramic Tile vs Dura-Grid. Granger expressed concern about the cost/affordability of all of these materials given that the Locker Room Addition has grown in size during the design process. From a budget perspective it was suggested to consider using sealed concrete with “walk-off” mats in the Lobby/Vestibule, Dura-Grid in the Locker Areas, and ceramic tile in the Toilet/Shower Areas. This issue will be discussed further during the review of the Pool Locker Room Addition Cost Estimates, tentatively scheduled for the next meeting.

Next Steering Committee Meeting – May 28, 3:00 pm at Copeland

Tentative agenda items will include: Pool Locker Room Addition Estimates.

Respectfully Submitted,
KINGSCOTT



Bob McGraw, AIA, LEED AP

Principal