

Steering Committee Meeting Report

Date: May 28, 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
Randy Westerman
Sharon Raschke
Matt Maciag
Kit Moran
Ben Schneider
Rick Bibik
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/Energy Director
DCS/Finance Director
DCS/Technology Director
DCS/High School Principal
Granger Construction
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: Energy & Operational Saving Projects

The Bond Scope was created a number of years ago and approved by the voters a year ago. The Bond Scope includes a number of items that are intended to save the District money in the form of energy and other operational savings.

Given that some time has passed since the list was created, and the District's Operational Budget faces on-going pressure, the District has asked Kingscott whether there might be additional projects that could save energy or operational costs that should be considered.

In response, Kingscott provided a list of items for the Steering Committee's review. The Energy & Operational Saving Items fall under the following categories:

- Items Within the Current Bond Scope
- Additional Items That Could be Considered
- Items Not Recommended Due to High Initial Cost

There was discussion about a process for evaluating these items. Evaluation Criteria proposed include: Initial Cost; Operational Savings; Payback/Lifecycle Cost; and Criticality of the Timing to make a Decision.

The Next Step is for the Energy Director and Buildings & Grounds Director to review the list to determine if there are items that would present significant maintenance issues. The list will then be revised and Kingscott and Granger will develop the cost and savings analysis for review by the Steering Committee.

It was noted the District should take all steps possible to effectively communicate the Energy and Operational Benefits of the Bond Projects to the community.

Item No. 2: Shield Road Crossing

Midwestern Consulting provided an update on the design of the pedestrian crossing at Shield Road. They reported that Brighton had "mixed feelings" regarding the flashing LED lights installed in the paving. They believe they are effective in improving safety at their crossings. However, they are problematic in snow as it reduces the amount of light when snow covered and they can be pulled out by snowplowing. Brighton is spending approximately \$1000/crosswalk annually to maintain the system.

Based on the concerns expressed at Brighton, Midwestern conducted further research and is recommending a system that has a rapid flash LED light mounted on a crosswalk sign that would be located at the edge of the crosswalk. The light could be activated by timer and/or manually by the pedestrian.

The Steering Committee would like to find out more about this system; there is some initial concern about the lights being an annoyance to neighbors.

Item No. 3: HS Toilet/Storage Building

Athletic Boosters (ABCD) would like to create a Concessions space separate from the Storage space in this building. They have \$12,000 they can contribute and also a suggested list of cost saving items for the Toilet/Storage Building. They believe combining these two sources of funding will cover the cost of constructing a Concessions space.

Related to this request, it was noted that we did not need all the fixtures in the Toilet Rooms as currently designed. The original design direction was to repeat the Toilet Room design from the Creekside Fieldhouse at the HS and Mill Creek. Kingscott agreed that the number of fixtures could be reduced due to fewer spectators at the HS (and Mill Creek) and the space could be utilized for Concessions, probably without enlarging the building.

Kingscott noted this change would impact the schedule as changing the fixture count would require re-submitting the plans to the State for Construction Approval.

The Steering Committee believes it is important for the Boosters to fund this project and that would need to be worked out prior to agreeing to any change in the plans.

The Steering Committee asked Kingscott to check the fixture requirements and develop a Revised Floor Plan for review at the next meeting.

Item No. 4: Phase 2 Projects – Wylie Elementary

Kingscott presented a Floor Plan Concept for relocating 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. A Concept Plan for relocating Itinerant Staff to the current Main Office Area was also reviewed.

Granger will develop a Preliminary Cost Model of this Concept so the Steering Committee can assess the viability of this request.

Item No. 5: Agency Review

The State informed Kingscott that Site Plan Approval for Creekside had been mailed out on May 22; yet it has not been received by Kingscott. Kingscott will continue to communicate to the State the importance of finalizing the Approval so that Building Permits can be obtained for both the HS and Creekside projects.

The State will not accept our idea to use the Visitor Locker Room toilet fixtures as part of the public fixture count for the Creekside Team/Toilet/Concessions Building. They did indicate they thought it was an idea that would be supported in a Variance Request.

Kingscott will pursue the Variance Process and the Team Room/Toilet/Concessions Building will not be completed for the Fall 2009 Football Season.

Item No. 6: Preliminary Construction Approach/Schedule

Granger presented a Preliminary Approach/Schedule for the Phase 1 Construction projects. Granger will review it in detail with the Principals, Community Ed Director, and Athletic Director, to coordinate summer and 2009/2010 school year use of the buildings and grounds.

Next Steering Committee Meeting – June 11, 3:00 pm at Copeland

Tentative agenda items will include: Energy Saving Item List Revisions, HS Toilet Building Concept, Wylie Main Office Cost Estimate, Pool Locker Room Addition Estimates.

Respectfully Submitted,
KINGSCOTT



Bob McGraw, AIA, LEED AP
Principal