

# Steering Committee Meeting Report

**Date:** June 11, 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:**

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

**Representing:**

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  
DCS/Energy Director  
Granger Construction  
Granger Construction  
Midwestern Consulting (partial)  
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.

The Rapid-Flash Signal System has Federal Approval (the County Road Commission would need to write a letter to the Federal Highway Administration) and a 90% driver compliance rate – almost as high as a traffic signal. The next steps are to review it with the Neighbors and then the Road Commission.

Midwestern Consulting also reviewed the cross-walk construction design. They proposed 13' wide concrete crosswalk and reconstructing the asphalt roadway on either side for a distance of 24'. This was recommended to improve safety by making the crosswalk more visible to drivers and to make sure there is a uniform surface between the concrete crosswalk and asphalt roadway for snowplowing.

There was discussion as to whether the cost to do this road work is worth the slight increase in safety that would be gained. Midwestern also felt the Road Commission would be more supportive of painted markings rather than a concrete walk due to concerns about snowplowing.

**The Committee requested Midwestern proceed with a painted crosswalk over the existing asphalt road or improved asphalt road as the existing condition dictates.**

#### **Item No. 2: HS Toilet/Storage Building**

Kingscott presented the Concept Plan for the HS Toilet Building. The number of plumbing fixtures for Women has been reduced from 8 to 6 based on a total spectator count of 480 (240 Women). The Men's fixture count was similarly reduced from a total of 8 to 6. By combining the saved space from the Toilet Rooms and expanding the length of the Building 4', a Concessions Room can be added to the Project. The Concessions layout is based on the Concessions layout for the Al Ritt Fieldhouse, but is not identical due to the shape of the room.

The Committee has requested that District Representatives work out with the Boosters the amount of funds they will need to donate to the project to provide the Concessions Room.

**The Committee approved the Plan.**

**Once the Building Permit for the HS is received, the Revised Toilet Building Plans will need to be Re-submitted to the State for Plan Approval (due to the change in fixture count), and will be sent to the County Health Department for approval of the Concessions Room.**

#### **Item No. 3: Phase 2 Projects – Wylie Elementary**

Granger provided Preliminary Cost "Guesstimates" to remodel the Wylie Locker Room to house the Administrative Offices. Preliminary costs are approximately \$250,000 (including fees) for the Office Area and an Additional \$200,000 (including Fees) to convert the Existing Office Area to Itinerant and Staff Spaces.

**Since the project is currently unfunded, the Committee directed Kingscott to design the Locker Room Conversion to Administrative Offices only, and in such a way it can be bid as Two Separate Alternates. Kingscott indicated the Additional Services Fees for this work would be in the range of \$15,000 - \$16,000. Kingscott will submit a formal request to Superintendent Glass. Superintendent Glass will review this approach with the Wylie Principal to confirm it is acceptable.**

#### **Item No. 4: Agency Review**

Kingscott provided an update on the status of Agency Approvals.

##### Creekside

The Press Box required a separate submittal directly from the manufacturer since it is a specialty construction / pre-fabricated item. The Approval for the Pressbox has now been received by the State. It is expected that it will take a day for the State to give Contingent Approval on the Creekside Project and have it entered in their computer system such that a Building Permit could be filed on Friday, June 13 or Monday, June 15.

Kingscott has received a court date for the Plumbing Variance for the Fixture Count at the Fieldhouse. The Hearing will be July 22 at 9:00 am in Escanaba, Michigan. The next available court date in Lansing is not until September – it was agreed to attend the Escanaba hearing.

**Footings and foundations can be started on the Fieldhouse, but no plumbing work can be started prior to the outcome of the Hearing.**

**The Fieldhouse will not be completed for the start of the 2009 Football Season and most likely won't be finished prior to the end of the season.**

**The Bleachers will not start construction until after the 2009 Football Season has ended.**

##### High School

Site Plan review comments have been received by Kingscott, and responses returned to the State. It is expected the State will provide Approval and enter it in their computer system so that Building Permits can be filed on Monday, June 15 or Tuesday, June 16.

#### **Item No. 5: HS Pool Locker Room Addition**

Granger presented the Cost Estimate for the High School Pool Locker Room Addition. As designed, the Construction Estimate is \$560,000 +/- . This is substantially higher than the dollars allocated in the Bond to Remodel the Existing HS Locker Rooms at \$150,000 +/- . It is also substantially higher than the Original Estimate of \$300,000 +/- . Part of this additional cost is due to changes in the floor plan requested by the Swim Boosters that have added about 400 sf.

Kingscott believes the actual cost is likely to be lower than estimated given the current favorable Bidding Market. However, Kingscott, Granger, and the Committee agree the project scope needs to be reduced to reduce the cost.

**A number of modifications were suggested by Granger and Kingscott that will reduce the cost to approximately \$400,000 +/- . The District will ask the Swim Boosters if they can fund the difference between this amount and the previous estimate, otherwise the building will be reduced back to its original size.**

**Item No. 6 Operational/Energy Savings Improvement List**

Kingscott reviewed the Revised Operational/Energy Savings Improvement List. It was suggested that the heading "Additional Recommendations" be changed to reflect that they are items for evaluation / consideration only at this time. It was suggested that T-5 Lamps be added to the heading "Additional Items to Consider, But Not Recommended".

**Next Steering Committee Meeting – TBD.**

Respectfully Submitted,

**KINGSCOTT**

A handwritten signature in black ink, appearing to read "Bob McGraw", written in a cursive style.

Bob McGraw, AIA, LEED AP  
Principal