

Steering Committee Meeting Report

Date: November 13, 2008
Project: 2008 Dexter Community Schools Bond, Phase 1 Projects
Owner: Dexter Community Schools
A/E#: 2466.39 PF
Location: Copeland Administration Bldg. **Time:** 3:00 p.m.

Attendees:

Larry Cobler
Dick Lundy
Rob Glass
Mary Marshall
Sharon Raschke
Dave LaFerle
Mollie Sharrar
Randy Westerman
Ben Schneider
Gabe Alvey
Bob McGraw

Representing:

DCS/School Board Member
DCS/School Board Member
DCS/Superintendent
DCS/Asst. Supt.
DCS/Executive Director of Finance
DCS/Director of Building & Grounds
DCS/Creekside Principal
Energy Director
Granger Construction
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.

Steering Committee Meeting Minutes of October 30, 2008 were distributed previously and no changes were brought forward by attendees.

Item No. 1: Review of Creekside Cost

The Creekside Estimate was reviewed and it is approximately \$660,000 over the Bond Budget. This is primarily due to three components: 1) The Athletic Components are Over the Bond Budget by about \$285,000; 2) The Sitework for Creekside is about \$115,000 over the Bond Budget; and 3) Replacement of Light Fixtures in Creekside is about \$160,000 over the Bond Budget (this item was not in the Original Bond Budget as it was not considered a priority at the time the Budget was developed).

Item No. 2: Creekside Light Fixtures

Not all of the fixtures in the building have the latest energy-efficient lamps as the lamp standard was in the process of changing when the previous remodeling was undertaken. It may be possible to replace just the ballasts and lamps instead of the entire fixture at less cost. It is also unclear how many fixtures should be updated.

Kingscott will verify the number of fixtures and the most cost effective approach to improve the energy-efficiency of the lighting in the building. The Committee will then evaluate the need/priority of this item in relation to the Budget.

Item No. 3: Creekside Cost Saving Adjustments

Granger reviewed some potential Cost Saving adjustments to bring the Creekside Project back into budget:

- Strip & Replace the West Parking Lot Paving Surface in lieu of Total Replacement of the Paving and Base – this will need to be confirmed by Soils Analysis from the Soils Engineering Consultant; the Committee agreed this was an appropriate change if shown to be feasible by the Soils Analysis
- Delete replacement of the windows on the front of the building; since not all the windows can be replaced in the current Bond anyway, this could be done in a future Bond Issue with other windows on the Building – the Committee agreed this was appropriate
- Shift Pedestrian Pathway costs to the High School where the Budget for that line item is currently located – the Committee agreed this might be appropriate, but the Budget and Cost Estimate need to be “disaggregated” to verify (see Item No. 4)
- Transfer the electrical infrastructure work that supports Technology from the Remodeling Budget to the Technology Budget, where those costs are believed to be currently budgeted - the Committee agreed this is appropriate if Granger can verify with Nascom that this cost is included in the Technology Budget
- Reduce Scope of Lighting Fixture Changes

Item No. 4: Separation of Costs

The Committee asked Granger to modify the format of the Budget and Cost Estimates to correlate with the way projects are being developed, funded, and tracked by the District. For example, the Athletic portions of the work at Creekside should be separated from the main project at Creekside so that Athletics can be tracked separately. This will make it easier to monitor potential enhancement dollars from Boosters. This should apply to other portions of the Bond as well, e.g. Pedestrian Pathway/Bus Loop. Granger will modify the format for future meetings.

Item No. 4: Athletics/Field-house

The Athletic/Field-house Cost Estimate was reviewed and it is approximately \$285,000 over the Bond Budget, prior to any cost savings adjustments or contributions from the Boosters. The Cost Estimate includes money to heat the building; the Committee agreed this would not be required for the project, but should be discussed with, and agreed to, by the Boosters. The Lockers could also be bid as an “add alternate”. Both of these changes and contributions of about \$120,000 from the Boosters would reduce the shortfall to about \$100,000. Kingscott and Granger believe the project is still feasible and should be pursued further (rather than remodeling the Existing Football Locker Rooms at Creekside).

Kingscott will meet with the Boosters/Athletics to review the Cost Estimate and discuss how to address the funding shortfall.

Item No. 5: High School Locker Room/Pool

Kingscott presented a new concept for addressing the conflicts between Pool Users and Athletic/PE Users. The concept is to provide an addition to the Pool with separate, small Male and Female Pool Locker Rooms.

Kingscott presented two (2) concepts – one with the Locker Rooms located on the west side of the Pool with potential access directly from the parking lot to the Locker Rooms; and one with the Locker Rooms located on the North end of the Pool, accessed from the Pool Deck.

Mary Marshall will meet with Pool Representatives to obtain input on their preferred option. Granger will develop a cost estimate for comparison to the cost of remodeling the Existing Locker Rooms.

Item No. 6: Creekside Storage Building

There needs to be more discussion on the location of the Storage Building. DCS believes there is also potential to merge the Storage facility with the Transportation Center and/or the Fieldhouse buildings for greater economy and better utilization of District property.

Item No. 7: Transportation Building Options

DCS is studying alternative locations for the Transportation Building to make it more centrally located in the District in order to save on operational costs. Possibilities include:

- As an Addition to Proctor House
- As an Addition to the Existing Athletic Concessions Building at Al Ritt – this was eliminated by the Committee as not being compatible, aesthetically and functionally, with Al Ritt Stadium.
- As an Addition to Creekside – this was eliminated by the Committee due to concern about bus fumes getting into Creekside.

Kingscott will develop a concept for adding the Transportation Facility to the Proctor House to review at the next meeting.

Other Items:

Next Meeting is Tentatively Scheduled for December 11 at 3:00 at Copeland.

Respectfully Submitted,

KINGSCOTT



Bob McGraw
Principal