

6/23/2021 Core Team – Meeting Report

Meeting Title: Core Team Meeting
Date: June 23, 2021
Time: 7:30 AM

1. Check-In

- a. Benzie team members
- b. Wolgast team members
- c. Kingscott team members
- d. Commtech team members

2. Schedule

- a. HS Serving Line Expansion timing – target Xmas break
- b. HS Life Skills – pause on this work scope until summer 2023
 - i. Carman would the Life Skills Room layout to be the same – works well
 - ii. Would like both refrigerators next to each other
 - iii. Move the washing machine to location by the north exterior door
 - iv. Then maybe we would only need four (4) hoods
 - v. Carman would like a new setup for the teacher demo station

3. Pre-Project Requirements

- a. No items

4. Design Process

- a. New Elementary
 - i. Exterior canopy designs: review
 1. Option 1 – heavy timber beam and rafters; shed roof
 2. Option 2 – Gable like Lake Ann
 3. Owner prefers the gable peak... but go smaller... and more centered
 4. Kingscott will work on refining the gable option
 - ii. Discuss color/material selection/survey process
 1. 2 options (approved by Core) for exterior look and then take to community
 2. Interior material/palette options
 - a. Laura to send options ahead of time to Amiee for review
 - b. Review options in person on July 7 after Core Team meeting

- b. Lake Ann Elem
 - i. Kingscott team proceeding with Design Development
 - ii. Roof Report: we can do a fluid applied if District wants to do it.
 - 1. Mike's preference is for a PVC membrane roof
 - 2. Kingscott will specify a PVC membrane roof
- c. HS Addition
 - i. Kingscott team proceeding with Design Development
 - ii. New Concessions Space: Kingscott needs equipment dimensions from Owner
 - 1. Owner (Boosters folks) will provide equipment measurements
- d. Transportation Building
 - i. Kingscott team proceeding with Design Development
 - ii. Recent Direction
 - 1. Service bay crane: planning a 1-ton rail crane on portable lift service bay only
 - 2. Door Access Control: planning (4) locations (main, lounge, service bay 1, and wash bay)
 - a. Mike has "Vanderbuilt" system throughout whole district
 - b. Mike will pull system from Platte Valley and wants to reuse the panel
 - 3. Bus-wash: planning for a "Hotsy" system with hand held wands
 - 4. Bus Lift: planning for a "model 70Q" per Mary and Bo's request
 - 5. Air compressor: planning to locate in the Equipment Room (off wash bay space)
 - a. A new compressor will be included in the Bid Documents
 - b. Drops are shown along the sidewalls of each service bay
 - c. Drop locations to be reviewed with Owner on 7/7
- e. Betsie Valley Remodeling (Phase 2)
 - i. Kingscott team proceeding with Design Development
 - ii. Roof Preference: Mike? (bldg. has 3 roofs so... complete tear off is required)
 - 1. Mike prefers a PVC membrane roof
 - 2. Kingscott will specify a PVC membrane roof
 - iii. Need to schedule review of the SD Set with the Core Team
 - 1. Kingscott will review SD documents with Owner on 7/7 at the Core Team
- f. HS / MS Remodeling (Phase2)
 - i. Review SD Estimate
 - 1. On target with exception of lighting replacement
 - 2. \$31,000 of lighting in project but not in Bond scope
 - 3. \$89,000 under budget right now
 - 4. \$150,000 included for abatement
 - ii. Other Items:
 - 1. Life Skills Classroom: pause and do Summer 2023

2. Serving Line improvements: target work over Xmas break
 - a. Option 1 – new footprint behind the existing columns
 - b. Option 2 – 6' wider (steps into Cafeteria...past existing columns)
 - c. Feedback: Owner wants POS to move out into cafeteria
 - d. Feedback: Owner would like an opening so salad bar could move out
 - e. Kingscott will review the design per Owner comments
 - f. Cafeteria ceiling
 - i. Owner would like future ceiling fans
 - ii. Possible to add wood to box out existing steel beams?
 - iii. This would be very expensive
 - g. Kingscott will provide conduit and boxes for future ceiling fans
 3. Science Classrooms: preference for gas shut off (manual or keyed)
 - a. Owner would like keyed shut-offs (similar to MS)
 4. Restroom Ceilings: Mike preference for gyp board or lay-in?
 - a. Lay-in ceilings preferred with gypsum tiles or tectum tiles
 5. CR casework: pause on this; use money elsewhere
 - a. Amiee will work to get info by end of July
 6. Cast iron pipe replacement: Mike, location and extent?
 - a. Location: sanitary sewer pipe in the tunnels (some is underground)
 - b. Extent: Mike does not know quantity
 - c. Direction: Replace if we can afford it; if we can't then it can wait
- iii. Need to schedule review of the SD Set with the Core Team
1. Kingscott will review SD documents with Owner on 7/7 at the Core Team

g. Technology

- i. Any items for discussion?
 1. Move "Technology" to the top of the next Agenda

5. Other Items

- a. Update on current Sinking Fund project progress
 - i. Betsie Valley
 1. Parking lot milling: Update and direction
 - a. Milling is complete
 - b. Some areas of pavement came up during the milling process
 - c. Do we patch bad spots? Do we replace larger areas?
 - d. Patching option cost magnitude is \$10,000
 - e. Reconstruct option cost magnitude could be \$50,000
 - f. Owner Direction: JUST DO THE PATCHING
 - ii. Lake Ann
 1. Boiler on site
 2. Work progressing

3. Control equipment still coming
 - iii. High School
 1. Roofers are out of foam insulation; 3 weeks behind schedule
 2. Light Poles are coming Friday; setting pole next week
 - iv. Contractor Progress meeting: start July 21
 - v. Kingscott Site visit to look at SF work: July 21
- b. Henry Road Improvements
- i. Holding \$300,000 in our budget for the Henry Road improvements
 - ii. Top Survey
 1. Aaron can share the topo survey with Amiee
 - iii. Funding
 1. District can pay for easement work on their property
 2. County will find a way to fund the rest (not on school property)

6. Next Meetings

- a. Next Core Team on July 7, 2021, 7:30am