

## 8/4/2021 Core Team – Meeting Notes

**Meeting Title:** Core Team Meeting  
**Date:** August 4, 2021  
**Time:** 7:30 AM

### 1. Check-In

- a. Benzie team members
- b. Wolgast team members
- c. Kingscott team members – drop dead time
- d. Commtech team members

### 2. Schedule

- a. Lake Ann CR Addition - Design Development (DD) issued 7/14
- b. New Transportation Building - Design Development (DD) issued 7/14
- c. New Elementary – Design Development (DD) to be issued 8/5
- d. HS Addition & Remodeling (phase 1)– Design Development (DD) to be issued 8/5
- e. Betsie Valley Remodeling - Design Development (DD) to be issued 9/1
- f. HS MS Remodeling (phase 2) - Design Development (DD) to be issued 9/1

### 3. Technology

- a. Bret Emerson (CommTech) is on site today (field work for Paging Systems)
  - i. Paging System: going out for bids end of August; Update
  - ii. SCHEDULE mid-August meeting to review Tech Scope at New Elem
  - iii. Tech “TC” DD drawings will be issued with Kingscott drawings
  - iv. “TR” drawings for raceway will be issued for raceway work
  - v. Paging Upgrades: ready to bid; Target award at 10/11 Board mtg
  - vi. Post bids on State of Michigan SIGMA web site (Michelle at District)
  - vii. HS Weight Rm Question: how much video capability needed?
    1. Amiee will confirm and get back to Bret
    2. Typically use music and a timer (switch equipment stations)
    3. Currently no sound system changes planned for main gym
- b. Budget / Scope:
  - i. Bret will do an estimate of the DD technology work – give to Wolgast. Get it done over this weekend
  - ii. Paging system is outside of bond scope – could use ESSER funds to cover this
- c. Other technology items?
  - i. 1 x 2 speakers? Bret found a direct 1 to 1 replacement in hallways for paging upgrades

#### 4. Communication

- a. 8/9 Board Meeting: give an overall design update
  - i. Remote is fine
  - ii. Overall update on all projects
- b. 9/2 Open houses: display images on 30" x 42" boards
  - i. Amiee would like one board with all building "designs" plus one board specific to each building showing enlarged design information
  - ii. Send Amiee flat sheets only (she will clip on to foam core boards)
  - iii. Send extra foam core boards (2) per building
- c. 9/13 Board Meeting: present "Options" to the Community for input
  - i. In person
  - ii. 6:00pm meeting with community then 7:00pm mtg with Board
  - iii. Overall update on all projects

#### 5. Design Process

- a. New Elementary
  - i. Exterior materials & colors: Review options today
    - 1. Option A: browns/tans with red accent above windows; large scale brick base, standard brick above, siding above windows
    - 2. Option B: gray/tans more muted (same color as HS); large scale brick between windows; siding above pairs of windows; reddish accent above window
    - 3. Option C: dark large scale base; HS brick above; cedar colored beams/columns; cedar colored accent above window; white siding above window. More "Modern" look; closer to HS addition
    - 4. FEEDBACK /DIRECTION
      - a. Like option "C" but feels it might clash with HS.
      - b. Like option "B" but with "Cedar" color wood at entry canopy.
      - c. Don't like the amount of "White" on option "C"
      - d. Maybe introduce RED glazed brick at main entry
      - e. Gym: don't like the white color; worried it will look bad over time; change to RED and add a BLACK band
      - f. Board Meeting on 8/9
        - i. Opt 1 – RED and black focus
        - ii. Opt 2 – More traditional; close to "B"; Use Benzie RED accents
        - iii. SEND REVISED IMAGES TO AMIEE BY NOON THIS FRIDAY
        - iv. Board will review / approve on 8/9
  - ii. Interior materials & colors: Review options today
    - 1. Opt 1 – "Orchard View": two bold colors; warm palette; removed orange from previous option; added black.
    - 2. Opt 2 – "Sunny Point": three bolds colors; added rustic LVT's; removed orange; tweaked the green.

3. Laura presented 3D sketches showing initial ideas for possible color placement and color patterns on the floor

4. FEEDBACK / DIRECTION

- a. Sunny Point – Group does not like to green PLAM on “Sunny Point”
- b. Present to the Board on 8/9 as options (before it goes to community on 9/13)

iii. DTE meeting results: options for moving forward

- 1. Kris Gerke did a quick quantity take-off for the Access Road on the Schools’ property: 40,000 SF of road – could easily be \$800,000 added cost to the project
- 2. Status of access road profiles (at gas line crossings) for DTE? Aaron will email profiles and copy Amiee – HIGH PRIORITY
- 3. Amiee says road commission stance is why should they move forward with any access road planning / design if DTE is going to oppose the gas line crossings
- 4. Current plan requires (4) crossings and (4) sets of gates (to prevent people from turning and driving on the gas main)
- 5. Aaron presented a “Plan B” for the new access road to be on the schools property; there is room to add this access road without moving the new elementary building from its current proposed location.

6. FEEDBACK / DIRECTION

- a. Cost of new access road on school property is a big concern for Amiee
- b. Access road alongside the practice field is a safety concern
- c. Aaron says we could eliminate the northernmost gas line crossing; Amiee wants to keep the 2 in the middle (to have separate crossing drives for bus and parents)
- d. ACTION ITEMS: Aaron revise the concept to eliminate the north crossing; send the proposed paving profiles to DTE today!

iv. Washer/Dryer from Crystal Elementary: gas or electric?

- 1. They are ELECTRIC

v. Single use toilet rooms: Does Mike want a floor drain in each?

- 1. Mike wants floor drains in each single each toilet room

vi. Building generator: will be included for emergency lighting and power for phones / internet

b. Lake Ann Elem

- i. Kingscott team proceeding with Construction Documents (CD)
- ii. Wolgast team working on Design Development (DD) cost estimate

c. HS Addition & Locker Room Remodeling

- i. Kingscott team proceeding with Design Development
- ii. Additional work at south parking lot

1. District wants to add the new exit drive for the "Parent" loop (near where the building sign is located)
  2. District is willing to revise interior work scope / finishes to make room for this in the overall budget
  3. This work would likely be done in conjunction with the New Transportation Building site work
  4. District would like "Construction" to use the in and out drive by the Auditorium for construction activities so that they can use the in/out further west (allow them to still access the service side of the HS Building)
- iii. Existing Kiln Room: is there an existing grille for the Kiln? **Dan will send Mike an Email**
- iv. Gym Balcony work scope reminder:
1. Tectum partition wall will stay
  2. CMU wall at "Stack" area will be demolished (to make room for batting cage)
  3. Owner will relocate existing batting cage to balcony level
- d. Transportation Building
- i. Kingscott team proceeding with Construction Documents (CD)
  - ii. Wolgast team working on Design Development (DD) cost estimate
  - iii. Hotsy Bus Wash: Chad at Benzie Bus said issue is EGLE requirements for discharge water from the undercarriage wash. Chand has no problem with the Hotsy system / product.
- e. Betsie Valley Remodeling (Phase 2)
- i. Kingscott team proceeding with Design Development (DD)
  - ii. District would like to improve the front canopy if budget allows; replace front doors; maybe some new landscaping, etc.
- f. HS / MS Remodeling (Phase2)
- i. Kingscott proceeding with Design Development (DD)
  - ii. Served Expansion: Amiee question about State BCC review
    1. New serving line equipment is ordered and arriving end of September 2021
    2. Associated remodeling work (new alum storefront, sliding doors, electrical power, etc.) is planned to bid out in January 2022
    3. Dan and Kris will discuss Served Expansion Timing to see if timeframe can be moved earlier (Xmas Break or Spring Break)
    4. HS MS Cafeteria Remodel: District would like Cafeteria to be remodeled during Summer 2022 (NOT summer 2023)
  - iii. Air Conditioning: do you want A/C in the Central Office?
    1. Yes if we afford to do it
    2. Kingscott: include A/C as an ADD ALTERNATE in the bid documents
  - iv. Existing ductwork: TAB work status **Dan will send Mike an Email**
  - v. Cast iron sanitary lines: Roto Rooter scope / camera status **Dan will send Mike an Email**

## 6. Other Items

### a. Update on current Sinking Fund project progress

- i. Betsie Valley
- ii. Lake Ann
- iii. High School Roof

#### iv. UPDATE

- 1. No RFI's
- 2. No Change events
- 3. Roof is delayed
- 4. Betsie Valley punchlist inspection is complete
- 5. Lake Ann: waiting for pump and VFD's for boiler work
- 6. Stadium lights complete; turned on during day but not sure about a night test
- 7. Owner training getting started
- 8. Monument signs getting done
- 9. Working to get final BCC / BFS inspections scheduled

### b. LIFE SKILLS

- i. Maybe too much Gray planned for Life Skills?
- ii. Amiee looking for some visuals from Laura regarding color and table layout
- iii. Amiee meeting with Carmen tomorrow morning 8/5
- iv. Laura take a photo of recommended finish materials and send to Amiee

## 7. Next Meeting

- a. Next Core Team on August 18, 2021, 7:30am