

# 03/02/2022 Core Team – Agenda w/ Notes

**Meeting Title:** Core Team Meeting  
**Date:** March 2, 2022  
**Time:** 7:30 AM

## 1. Check-In

- a. Benzie team members
  - i. NEED layout of HS bleachers vs. basketball court lines
  - ii. NEED to check space around the bleachers
  - iii. Split one section into two sections
- b. Wolgast team members
- c. Kingscott team members
- d. CommTech team members

## 2. Schedule

- a. Milestone dates for all the projects
  - i. New Transportation      Project on Hold
  - ii. Lake Ann                  Contracts awarded
  - iii. New Elementary        Contracts awarded
  - iv. HS Phase 1                Contracts awarded
  - v. Betsie Valley                Contracts awarded
  - vi. HS MS Phase 2            Bids due 3/16

## 3. Technology

- a. Update on Paging Project
  - i. Speaker delays cabling delays
  - ii. Betsie Valley might be done this Monday
  - iii. Completion target changing: Bret contacting contractor for update and report today
- b. Auditorium technology work
  - i. Mid-February: target issue date for bid documents; open bids 3 weeks later
  - ii. Technology bid documents
    - 1. Package includes Tech in all the building plus Auditorium audio
    - 2. "Vanguard Access" is the current door access control system
    - 3. Target completion date?
    - 4. 90 % complete
    - 5. Comprehensive review with Amiee next Monday or Tuesday; Amiee available 12:30 to 2pm on Monday – all buildings and Auditorium too. Zoom meeting.
    - 6. Review the tech spreadsheet – make sure scope is understood. Update as required

- iii. April/May: target window for installation of Audio Upgrades
- c. Budget
  - i. District needs to track technology dollars separately (by building)
    - 1. Update from yesterday's budge discussion?
    - 2. Bret showing \$1.192 million in technology work scope; ERATE deduction of around \$115k
    - 3. Stadium security cameras to add to scope
    - 4. Audio in new weight room – Bluetooth speakers

#### 4. Communication / Meeting Requests

- a. 3/21 Board meeting: award contracts for HS/MS Remodeling (Ph 2)
- b. March: Communicate Summer 2022 construction work plan / activities to staff
- c. Lake Ann Boiler meeting: Mike Z, Wolgast, Kingscott, SES Engineers
  - i. Initial meeting occurred last Thursday 3:00pm
  - ii. D&W is going to check radiant floor pump strainers for debris/blockage
    - 1. Next ½ day is March 25 – too late
    - 2. D&W come early to the building 7am – 9am
    - 3. Target next week when Mike is back
  - iii. Next, D&W is going to verify water flow at the radiant floor pumps
  - iv. Further investigation will likely look at water temperature leaving the boilers
  - v. A 2<sup>nd</sup> meeting will be held once strainers and flow are checked

#### 5. Utility Needs – Gas and Electric Services

- a. SERVICE CONTACT – has District received a Consumer's Service Contact?
- b. Lake Ann Elementary
  - i. DTE gas meter needs to be replaced
- c. Homestead Hills Elementary
  - i. Consumer's needs to provide new electrical service
  - ii. DTE needs to provide new gas service
  - iii. Does District need conventional phone lines?
    - 1. Amiee thinks we need 1 land line for 911 / fax/fire alarm
    - 2. Amiee thinks this is through Charter
  - iv. Fiber connection from HS MDF
- d. High School / Middle School
  - i. DTE needs to relocate gas line at Weight Room addition
  - ii. Amiee thinking DTE might come mark the existing Monday, Tuesday
- e. Betsie Valley
  - i. Consumer's electrical study needs to be completed
- f. New Transportation
  - i. Consumer's needs to provide new electrical service
  - ii. DTE needs to provide new gas service

## 6. Design / Bid Process

- a. New Transportation Building
  - i. Transportation Project is on hold
  - ii. REVISIT this in March 2022 (and again in August) pending contingency availability
  - iii. Site restoration will be added to New Elem contracts to pull stumps and plant rye grass.
    - 1. Done deal. \$10,600 +/- to Elem Site contractor
- b. Lake Ann Elem CR Addition
  - i. State BCC / BFS plan review approval pending: Benzie forwarded payment
  - ii. Submittals / shop drawings underway
  - iii. Construction logistics plan: review at 3/16 Core Team meeting
  - iv. Construction meetings: target start in March 2022
- c. Homestead Hills Elementary
  - i. State BCC / BFS plan review approval pending
  - ii. Submittals / shop drawings coming
  - iii. Kingscott: working on Proposal Request No. 1 for Glycol redesign & piping revisions; Kingscott will issue to Wolgast on 3/15 – SES will be able to tell us if timing can be improved at the end of this week
  - iv. Owner needs to establish an address for the new elementary
  - v. Site Contractor wants to pull stumps
    - 1. Yes. May mean we will cross the gas line. Do we need to inform DTE
    - 2. Kris have AJ talk to DTE (Nate Krommendyke)
  - vi. Credit for drainage at Playground Area
  - vii. Grease Trap Discussion
    - 1. Hydromechanical Plastic vs Concrete
    - 2. Health Dept pushing concrete 1000-gallon capacity - \$1600
    - 3. Kingscott/ SES recommending 1000-gallon Hydromechanical Plastic - \$16,000
    - 4. Aaron talked to Nate at "Pumping Service" – he is used to concrete
    - 5. DIRECTION: District says go with the concrete unit
    - 6. Install a re-rod grid in the "risers"; big enough grid to get a hose through, but small enough to prevent anyone from falling into the grease trap.
  - viii. Henry Road Improvements / Road Commission / DTE
    - 1. Easement work progress
      - a. DTE staking the gas line; is this complete?
        - i. No stakes yet!
      - b. Fleiss and Vandenbrink survey
      - c. Get the Easement Legal Description
      - d. Attorney review and approve Easement Legal Description
      - e. Send to RC for review and approval

2. Platte River lease agreements
  - a. Amiee has a document from attorney
  - b. RC needs sign it
- d. HS Addition & Locker Room Remodeling
  - i. State BCC BFS plan review approval pending
  - ii. Submittals / shop drawings underway
  - iii. Kingscott: working on revised drawings for MEP/Structural cleanup; Kingscott will issue updated drawings to Wolgast on 3/15
  - iv. New fitness equipment: order in April; plan to deliver in late August
  - v. Kingscott: PR for metal panel on west gym wall
  - vi. Gym Bleachers
    1. Court location is incorrect; court is further south than Kingscott shows on the drawings
    2. Current bleachers are all one section; when it breaks it all breaks
    3. KINGSCOTT – verify with Randy we can break into sections that can deploy independently – impact of handrails?
    4. 14 rows is too deep – probably needs to be 12 rows
    5. 3 feet now between paint and front of bleacher and 13 rows
    6. Kingscott was trying to get 6 feet on all sides
    7. Owner wants go 12 rows on home side and increase rows on the other side
    8. Owner wants the ability to deploy singular sections and put the wrestling mat 42'x42' in one corner of the gym
  - vii. Condition of existing Septic Field
    1. Kris and Aaron Update on having AJ's dig test holes
    2. Health department still questioning 20-year old field
    3. They are pushing us to replace the hole field
    4. AJ's contacted Mark at the Health Dept so Mark can witness holes
    5. DIRECTION: dig the holes; have Health Dept there to evaluate
- e. Betsie Valley Remodeling
  - i. State BCC BFS plan review approval pending
  - ii. Submittals / shop drawings underway
  - iii. Kingscott: working to issue Canopy Improvements in a Proposal Request
    1. District likes the option with the dark brick and more wood fascia at gable
    2. Wood color choice – don't clash with RED doors
    3. Use Versatech Composite instead of real wood boards (for better maintenance)
    4. DRAW an option showing gray versatech boards
  - iv. Betsie Valley abatement bids due on 3/21
- f. HS / MS Remodeling (Phase2)

- i. State BCC BFS plan review approval pending
  - ii. Kingscott working to issue Addendum 1 on 3/7
  - iii. Prebid meeting was yesterday
    - 1. No bidders showed up
    - 2. Current bidders on other work in the district are busy; Wolgast will continue to solicit bids from our current contractors as well as new contractors
  - iv. Bid opening on 3/16 at 2:00pm
  - v. Construction Timing: goal complete the Weight Room by end of Summer 2022
  - vi. New LED lighting in the auditorium this summer: theatrical and house
    - 1. Mike Update
- g. New Furniture
- i. \$826,000 budgeted for Homestead Hills Elementary
  - ii. Reality is entire District needs new furniture
  - iii. Amiee and Laura to meet to start planning
    - 1. Friday 12:30 to 1:30pm meeting
    - 2. LAURA send MS Teams invite
    - 3. Include Justin too
  - iv. Timeline: Planning now through September; Solicit vendor quotes October and November; Award recommendation to Board in December; Delivery in August 2023

## 7. Other Items

- a. Kris Update on building signs
- b. Overall budget – Update from yesterday’s budget meeting?
  - i. Good shape
  - ii. Verified bond and SF money correctly
  - iii. Betsie Valley better than we thought
  - iv. Transportation 770k left
  - v. Technology is a concern; Some bond funding; some ESSER funding to get to the \$1.2m
    - 1. Betsie Valley had zero bond dollars
    - 2. Lake Ann had just the 2 new CR’s
    - 3. MS had no tech money in bond
    - 4. Football field had no tech money in the bond
    - 5. Auditorium had no tech money in bond
    - 6. AMIEE, KRIS, BRET review Tech estimate Monday and look at wants vs. needs
  - vi. Abatement cost is a concern – could be 300k or could be 600k
  - vii. Window library glass glazing seal work scope not captured on Kingscott drawings
  - viii. BCC BFS plan review costs
- c. CA work from Kingscott
  - i. Steve Lucas will be involved



KALAMAZOO  
GRAND RAPIDS  
CHELSEA  
ROYAL OAK



ii. KRIS, DAN, and STEVE to meet to work on logistics

#### 8. Next Meeting

- a. Next Core Team on March 9, 2022, 7:30am
- b. MEET WEEKLY on Wednesday's at 7:30am through the bidding and redesign effort