

Date / Time: Tuesday, February 5, 2013 / 12:00 – 2:20 PM

Location: Valdez School District Office Board Room

Minutes prepared by: Ron Rozak via Teleconference

Attendees/Distribution: See Page 5

1. Announcements: Kent Crandall (KC), ARCADIS

- 1.1. At the City Council Meeting last night, 2/4/13, award of the Construction Contract to Dawson Construction Inc. was approved.

2. Introductions / Sign-in: Kent

- 2.1. Pete Dawson (PD) - President and Don Lindsay (DL) - Project Manager for Dawson Construction were introduced via phone from their location in Bellingham, WA.
- 2.2. Ron Rozak (RR), ARCADIS- Resident Project Representative for the City was introduced via phone from the ARCADIS Anchorage office.

3. Follow up on 35% Design Review Comments at last meeting 12/13/12 (list dated 12/26/12): BNAP Principal Architect Tracy Vanairsdale (TV) and Project Architect Trent Schoenemann (TS) Lead Discussion.

- 3.1. Flake ice maker – BNAP looking at smaller capacity, 70 lb./day similar to VHS vs. 500 lb./day.
- 3.2. Wood flooring under drinking fountains. Per TV, it is hard to transition from alternative flooring at fountain to wood surrounding fountain and accommodate wood floor movement. BNAP compared with fountains recessed into walls, which provide some control for spillage, and wood floors in South Anchorage HS. Wood is treated, no moisture problems so far. After discussion, agreed to proceed with no wood floor at drinking fountains and recessed fountains. Water bottle refill not currently provided at any fountains. BNAP will review combo fountain & bottle refill.
- 3.3. Bus barn replacement – to be addressed later in meeting.
- 3.4. Maintenance/Repair 133 to enlarge to provide additional indoor storage - to be addressed later in meeting.
- 3.5. Landscape – BNAP is redesigning the raised beds for easier snow removal.
- 3.6. Covered, heated walkway - BNAP is designing to accommodate enclosure later; evaluating entry vestibule to ensure it will work when walkway is enclosed.
- 3.7. Request to control access at NE entry of Gym to prevent damage by water/dirt tracked onto the Gym floor. BNAP said exit is required by code; will look into controlled access hardware and alternate floor covering at entry.
- 3.8. Riprap on west and north side of track, interferes with removing snow. BNAP is reviewing suggest replacing with low mow grass mix.
- 3.9. Per the request of Bldg Maintenance- Two mop basins/floor sinks have been added to the design. One each in rooms Gym Storage 109 and Maintenance/Repair 133.

- 3.10. Operable partition – concerns about sound transmission between classrooms. BNAP has reviewed and can spec partitions with sound levels very close to hard walls. Accepted. Also, rooms with operable partitions and Gym will have power and data outlets in floor.

4. Discussion on items from last meeting (12/13/12) Trent lead the discussion:

TV noted that TS recently met with school staff and admin for several days, to help review individual spaces and needs. The below is the result of some of those meetings.

- 4.1. Shipping/Receiving 133 – Discussed enlarging to provide additional custodial space by moving loading vestibule wall to align with north building wall. KC checked with DEED and they will allow the additional area. BNAP researched access and turning radius for delivery vans referenced sketches. CB wants canopy/overhang above the loading door. TV says must provide clearance for tallest van. Discussion about north parking and access needed for emergency vehicles and delivery box vans/trucks- the design must accommodate continuous access to pool and service area.
- 4.2. Commons/core area - Discussed height/scale/glass relites providing daylight into breakout spaces and into rooms. Locker sizes/heights, currently 15x15x4.5. Ceiling is typical suspended acoustical tile with laminated wood panels to accent and help acoustics. Propose hearty furniture and lower lockers--can see over top—similar to the new Clark MS in Anchorage. Walls between commons and classrooms extend up to ceiling; will reduce sound transmission. TV recommends consideration of assisted listening devices be considered in the FFE to focus sound inside the classrooms. PD agreed, and added that this will allow for changing of technology and reduced pricing. Question about ceiling access; BNAP typically provides via acoustical ceiling panels.
- 4.3. Emergency generator - will power the entire school. RR noted HMS estimate has 300 KW. It was discussed how the design needs to accommodate the more common "brown out" as well as the rare "black out".
- 4.4. Fuel tanks – Noted that current DEC regulations are strict for underground fuel storage tanks. Should consider options, instead of one large UST for all fuel perhaps an UST for boiler and AST for generator. Per TS, AST takes space, must be protected and restricts removing snow; BNAP will evaluate with consultants and Owner. Decommissioning existing tanks. Per KC, intend to use small temporary ASTs while removing existing tanks, will coordinate this with Dawson.
- 4.5. Access door hardware – JJ prefers proximity to card reader. TV says most school districts behind the time—use traditional master key system, because of common district wide use; we still have time to address this issue. KC—can also consider hybrid system with card/swipe for exterior and keys for classrooms.
- 4.6. Commissioning of Building Systems – to discuss at future meeting.
- 4.7. Toilet Counts— concern from school board member at last meeting that there were not enough toilets. Total numbers exceed code requirements, and numbers as well as locations have been reviewed and approved by staff for the concern of concentrated use between class periods.

[Note: RR responded to PD email request and forwarded 35% design review comments]

- 4.8. FFE – KC working on master list with subsets: move to temp classrooms, temp move to storage and future move to new school, surplus and sell / dispose.
- 4.9. Question about saving existing trees next to existing building: Landscape Architect noted that the mountain ash (non-native species) is very old to successfully try to relocate during construction and then replant. Attempt to salvage and replant peonies is worth trying if owner requests so. Design should accommodate future memorial planting locations.
- 4.10. Stage design improvements–BNAP is reviewing options, TV discussed with Rod this morning, need to address quickly so not impact early structural design package. This will be a live, casual performance stage like VHS, not black box/theater type sound production quality.
- 4.11. Mat Room Improvements. BNAP is reviewing access/ inside dimensions of storage room. 2400 SF was requested, 2178 SF was provided and approved in 35% design. Design includes (2) 42'x42' roll down mats in the gym. JH said more important to have dimensions that work than meet arbitrary size. BNAP to provide options for increasing size of Mat room, including additional practice circles with the required 13'-6" clearance between circles.

5. Schedule

- 5.1. Project Schedule (BNAP PowerPoint, see attached) key dates were highlighted.
 - 5.1.1. Feb 12/13 – Design team, Dawson and ARCADIS kickoff meetings, design and schedule overview, Cost estimate and VE review, bid alternates
 - 5.1.2. Mar 4 – 65% Civil Documents
 - 5.1.3. Mar 18 – 65% Structural Documents
 - 5.1.4. Apr 3 – 65% design development with 95% Structural
- 5.2. Dawson preliminary schedule presented by DL
 - 5.2.1. April – mobilize, preliminary site work
 - 5.2.2. May 27 start salvage
 - 5.2.3. June – 1st week, start demolition
 - 5.2.4. June – start foundation couple weeks after demo started
 - 5.2.5. July – start erecting building
 - 5.2.6. Before winter – install roof and dry in. Lots of work, moving parts. Jim Quick is focusing on this phase.
 - 5.2.7. Winter – continue work inside with heat

6. Next Steps Discussion / Questions and Answers

- 6.1. Football field/Track - discussion that the current design and construction period would inhibit use of the existing or improved field and track use for 3 seasons.
- 6.2. School bus drop-off during year 2013/14 to at front of High School
- 6.3. PD – would like 3 weeks after Apr 3 for sub bid pricing (vs. 2 weeks per Project Schedule. JH - it is possible to have a special Council meeting to approve (the GMP). PD - Dawson will reevaluate, may be able to provide advance info to subs; will get back. Noted that “sprint for roof and enclosure” has cost implications if not accomplished.
- 6.4. KC – noted that focusing on early civil/structural package to get roof and enclosure would allow more time for balance of design and good sub bids on rest of work.

- 6.5. What construction may occur before school is out on May 24. DL – maybe utilities, excavate north side of existing MS and start some foundations. Rod – HS service day this year to help move, followed by professional crew, estimate total one week. School District does not plan to use track and football field this season. Discussion about provisions for optional practice and competition fields. Will be without fields for 2, maybe 3, seasons to allow grass to establish.
- 6.6. Comment - advantage that now contractor can provide input on schedule, impacts and costs to support decisions for 2 or 3 seasons. Prefer turf, sod good, seeding least cost—longest to establish. JH noted that voters did not approve a \$1M field. PD emphasized they will provide cost, operations and drop dead timeline information for City to make decisions. TV noted that in depth prior investigation, research and process was vetted by BCM last spring. The design does accommodate for future replacement of sod with synthetic should funding become available.
- 6.7. General discussion about more thought on coordination between School and GC, move out, carpentry shop equipment, phasing early contractor activities, maintaining access.
- 6.8. Bus barn – need temporary space or permanent building to house school district contents before removing existing structure. Current plan is to keep bus barn & its contents on site for the 2013 school year.
- 6.9. KC – need to work out responsible practical plan for salvaging materials and FFE and decide what will be left for Dawson to salvage/demolish. JH mentioned the City has legal, H&S constraints for public access to remove, salvage materials and equipment. Need to vet the process to find out what can be done responsibly and cost-effectively to avoid criticism that everything was hauled to landfill.
- 6.10. TV noted that Dawson has already contacted BNAP design team members.

7. Meetings

- 7.1. Feb 12-13: Design & Construction Kickoff, BNAP Anchorage office
- 7.2. March 6: Building Committee, Valdez, noon – 4 PM

Meeting adjourned at 2:20 PM

ATTENDEES / DISTRIBUTION LIST

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