VALDEZ MIDDLE SCHOOL
BUILDING COMMITTEE MEETING #8 – RECORD

Date / Time: Monday, July 8, 2013 / 12:00 – 3:00 PM
Location: Valdez School District Office Board Room
Attendees/Distribution: Attached

Conference call #: 1-877-216-1555
Passcode #: 698629

1. **REVIEW AND APPROVAL OF PRIOR MINUTES.** No comments, corrections or additions were made to the June 10, 2013 minutes and they stand approved as presented.

2. **DESIGN STATUS – Trent**
   A. 95% Review Comments. Trent met with Chris and Rod last month and documented notes with written responses.
      1) Door relites. Comments about relites at the north side teacher access and classroom doors; requested a narrow relite 2' tall x 6" wide. The design team believes a half-door relite is beneficial for security and clear vision and has specified half-door relites in 100% documents. Relite size can be changed through the shop drawing process if required. This is a minor cost difference.
      2) Scoreboard – wireless vs. hard wired. BNAP continuing research on the number of inputs to back of scoreboard. Comment that the High School has difficulties with their wireless system. This is a minor cost difference.
      3) Fiber Reinforced Plastic (FRP) at kitchen and other areas. Comment requested changing to EndPro product. This change was accepted by design team.
      4) Gym Bleachers. BNAP is researching bleacher knee room clearances. The High School has acceptable clearances. Trent will measure HS bleachers today and review seating capacity. When clearances and width are reviewed, he will report back for decision. The target capacity is 300.
      5) Wet Flex instead of electrical floor outlets are okay below the windows; will be included in 100% GMP.
   B. Bid Alternates. To be discussed at 100% true-up meeting. Discussed the decision making process. Decisions on VE options and bid alternates will be based on final 100% GMP provided there is good value for cost and they fit in overall budget. It is anticipated that both reductions and additions will occur with a marginal (if any) increase in GMP. If total of components bring GMP beyond approved contingencies, it would require Council and School Board approval.
      1) Change from standard acoustical ceiling tile to fiberglass. This would cost more up front but will be more durable and save maintenance over time.
      2) Toilet partitions change from HDPE (plastic) to steel diamond patterned graffiti resistant product.
      3) Perimeter foundation damp proofing – for west portions of the building.

4) Change from chain link to non-climbable security fencing at fuel tank canopies.

C. Other Changes
   1) A fire rated wall assembly is still needed through the new canopy. The new code required a 1 hour fire rated fire wall between new MS and existing HS buildings at the side next to High School and under canopy for heights of 18ft. The 100% drawings show the same siding as new school as this is perceived as art location.
   2) Another code change required a 1 hour rating, making windows inoperable at the mat room.
   3) The Art/Interiors Committee recommended locating the repurposed Husky logo on a library wall. It appeared the Committee was going to place words above the south entry curtainwall, so this may be a better location for the logo. It can be placed wherever Committee decides.

D. Trent brought hard copy sets of ½ sized and full sized drawings, also in pdf format, and offered to review.

E. Trent met with Bob Dunbar at job trailer and will be meeting with Scott and Ron to clarify roofing questions. He will also look at existing high school sanitary sewer line extension which could be easily extended (in the Middle School) if not functioning well.

F. 100% Documents are in route from Anchorage.

G. 95% review comments, way to formalize acceptance. Trent requested AUS help to formalize responses that were provided, reviewed and addressed. Kent indicated this documentation will be provided at 100%, with final cost estimate and GMP true up to clarity terms of technical document and final costs.

3. CONSTRUCTION STATUS – Scott

A. Completed Work. By end of today a total of 190 cu yds. of concrete will be placed.

B. Schedule / Near Term Work. DCI is moving ahead with footings. A small structural steel crew will arrive on 7/15 to start prep work for starting steel erection on 7/22. An electrician is expected on site today to begin temporary power setup. A plumber will review the site today. Harris Sand & Gravel (HS&G) is moving a lot of earth, creating a good deal of truck activity. DCI is working to minimize impacts from trucks around the pool entry. They will be placing speed limit signage; but trucks should be expected at the north side of the pool. Final utility approval was provided Wednesday.

C. Temporary Parking, Pool Access, Ball Field
   1) Wendy had sent email about conflict in parking, a construction issue, which DCI has since discussed at their weekly safety meeting.
   2) Parking or Access for Pool – Darryl is the VSD contact. The pool was reopened.
   3) Ron has staked a 360 x 160 temporary football field for review and discussion with football coaches. Ron will take photos and provide coach's feedback to Mark. Mark will provide a brief outline and sketch sufficient for HS&G to provide cost through Dawson. It is anticipated this will show demo, goal posts, pylons

for end zones, and enough information to define the degree of construction effort and infill required.

D. 100% Cost Estimate / True Up. After Dawson (DCI) has prepared true-up estimate, ARCADIs and DCI will run a full day workshop to gain clarity and understand changes, cost, contingencies, review disciplines, assumptions and continue review of VE/options to develop final shaping of the project. It was agreed to hold a True-Up workshop at 8:00 AM on 7/23 with a briefing to CoV and VSD on 7/24 at 8:00 AM. It is anticipated the design team need not be present, but available for calls. CoV and VSD attendees should include Rod, Chris, Mike Wells, John, Todd and/or Dean. Tracy will be out until 7/31.

E. VE / Options Log. See Items 1.B and 2.D for discussion.

4. OTHER - Kent

A. Permit Status- The framing/foundation permit was received from Fire Marshal and CoV. 100% documents are being distributed; the project is on track for full permitting.

B. FF&E. Budget set asides are established. A priority is furnishings.

1) Saxton Bradley previously provided a presentation to Building Committee and staff. They will be sending six furniture samples to HHES in early August, in time to coordinate with the move from racquetball room /connex into the individual classrooms (Aug 7-10). Cole of Saxton Bradley will be in Valdez between Aug 20 - Aug 30 to introduce the samples to the VMS principal and teachers. This will allow users to understand full functionality of the pieces. Saxton Bradley is currently re-working the floor plan layouts based on a 6/18 meeting with BNAP. These re-worked drawings will be ready to review in September at an Arts & Interior's Committee Meeting.

2) ARCADIS will get with Chris and other custodial staff to develop a comprehensive equipment list.

3) Rough order of magnitude for furniture is $350K. The total FF&E budget is closer to $1.3 M.

4) Contract type to be determined –RFP process or utilize a State of Alaska contracting vehicle (http://doa.alaska.gov/dgs/polisubs/index.html).

C. Art – Based on input from the A&I Committee, BNAP is defining locations for art placement. Art RFPs will be developed. The budget is $150K range which could potentially be expanded based on outcome of the 100% GMP true-up.

D. Bus Barn Relocation. Contents were relocated. Later this month the building will be moved down the street onto a new foundation. The removed contents will be moved back into the relocated Bus Barn in the fall. Chris is coordinating the move.

E. Website. CoV's project website is up and running. Check it out at Valdez, AK - Official Website - New Gilson Middle School Construction Project.

F. Next Move. The team has successfully moved out of the junior high and into connexes and moved out of the bus barn and into a temporary facility. The next move will be to move dry food storage into HHES. On 8/7-8/10 will move out of connexes into HHES.

ARCADIS will contact Chris to see if they need assistance. Chris will confirm if the mechanical upgrade work will be far enough along to accommodate this move schedule.

G. Trent and Tracy had a conference call with Stuart G of DEED to discuss and respond to questions. BNAP will formalize responses in a letter which will be submitted this week. Trent indicated DEED appears to be satisfied with design although Stuart questioned energy and maintenance costs during operations. Summer hot water capacity will be generated from 1 of 3 boilers. The temperature won't be as high as with 3 boilers. Trent has asked for feedback from the mechanical engineer and will follow up. The summer water demand primarily supports lavatories and showers in the new middle school. The team continues to coordinate with DEED.

H. Parking. Scott questioned accommodations for school parking when school is back in session. John had spoken to the HS principal on this. The City will be converting the little league field to student parking. The east side will be for staff, parents, visitors and pool patrons.

I. Ron indicated temporary cable TV will be installed by start of classes.

5. CRITICAL DECISIONS

A. Football Field. John handed out a spreadsheet comparing grass sod option and artificial turf options, originally sent by Kent, modified with real time maintenance data for Valdez. After changing analysis from 10 years to 20, John found artificial turf to be more expensive. See attached. This analysis doesn't include damage/repair which will be expensive. John was sold on turf based on initial capital cost, but not when adding another $42K annually to account for cost of one replacement during 20 years. John wants to be sure the School Board and Council understand the whole cost for school including energy, staff, feeding in two locations, other operation costs and another $42K per year for turf. Kent had suggested another option; the north and south rounded areas could be sod. Kent noted there are 4 High Schools placing turf fields this summer. Kent will make inquiry into their long term plan for field replacement. Discussed other potential funding options and multiple use fees. CoV charges nothing for recreational uses. With additional use comes the potential for additional wear and quicker replacement. Turf was not in the approved project plan and would need Council and School District approval with public input; both the Council and School District would need to sign off on operational costs. It was decided to schedule a joint School Board and Council after the 100% GMP true-up and the costs vs. budget are known.

B. Track. Kent noted that Mr. Hozey challenged the team to collect information and provide an update to the Committee. The original design included rubberized surface over a base, which is the rubber surface track done most places around the country. Since it was determined not to be feasible in Valdez due to snow removal needs, an asphalt-only track was specified. Then it was learned the existing track had embedded rubber. Pricing was researched along with formulas for blending asphalt with rubber; this type of track system was discontinued 20-30 years ago and the team hasn't found

anyone who has done it in recent history. Research continues. The work will be performed next year, but a decision must be addressed with the GMP true-up process. Investigation into polymers for flexibility and crack control was done. Trent said, based on previous conversations, a synthetic track would not be useful, but 100% documents do not exclude it. The project currently specifies a standard asphalt track. Mark stated he is not an expert, but has done research regarding rubberized pavement and has determined it doesn't provide significant cushioning; it has been used in a couple Anchorage roadways to mitigate noise. Mark spoke with State and Anchorage Sand and Gravel; both did not think adding polymers would be adding value worth the extra cost, which is ¾ to 2 times as much as standard asphalt. Ryan with AS&G suggested making sure the base course is as beefy as it should be. Mark indicated the base course, asphalt and the specified geotextiles will be reviewed with CRW to make sure they are suitable and to see if the current specs can be improved. Todd indicated with sealant every couple years, asphalt seems to hold value. It was decided to present to joint School Board and Council meeting, targeting a window for the end of July or beginning of August. The Council needs 24 hour notice for a special meeting. The next School Board meeting is 7/22. John will check on scheduling for a joint meeting.

C. Controls. Kent noted that mechanical system performance specifications, including controls, were part of bid documents. The low proposer was QCS; they are not contractor installing HHES mechanical system. DCI was asked to go back to their subcontractors to get identical equipment to what is being installed in HHES. They indicated getting a system compatible with HHES would add about $66K, which seemed worth doing. Mantech made an appeal to stay with their low bid contractor; their low bidder is one they have worked with and historically has been much easier to work with. Pros and cons were discussed and it was decided to change the middle school system to match elementary school for an additional cost of about $66K.

6. **NEXT MEETING.** Tentatively, this group will reconvene for a briefing in mid-September. After that, any high value or critical issues might go to the Leadership Committee.

7. ATTENDEES/ SIGN-IN

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