

Rochester School Board / Rochester City Council
CTE Renovation Joint Building Committee
Spaulding High School Creteau Technology Center – Room T200
December 18, 2017
7:00 p.m.

Agenda

1. Pledge of Allegiance
2. Approval of the October 31, 2017 Committee Meeting Minutes
3. Roof Trusses
4. Update – Lavalley/Brensinger Architects
5. Other
6. Public Comment
7. Adjournment

Members:

School Board Members:

Matthew Pappas, Chair
Paul Lynch
Thomas J. Jean
Audrey Stevens
Raymond Turner
Robert Watson

City Council Members:

Raymond Varney, Vice-Chair
Caroline McCarley
Thomas Abbott
James Gray
Donald Hamann
Thomas Willis

Rochester School Board / Rochester City Council

CTE Joint Building Committee Minutes

October 31, 2017 7:00 pm

Richard Creteau Technology Center, Room T200

DRAFT

Members Present:

School Board

Mr. Matthew Pappas,
Chair

Mr. Paul Lynch

Mr. Thomas J. Jean 7:15

Mr. Robert Watson

City Council

Mr. Raymond Varney,
Vice Chair

Mr. Thomas Abbott

Mr. Donald Hamann

Mr. Thomas Willis

Also Present:

Mr. Michael Hopkins, Superintendent

Mr. Kyle Repucci, Asst. Superintendent

Mrs. Michele Halligan-Foley

Mr. David Totty

Mrs. Robin Despina

Ms. Anne Ketterer

Mr. Lance Whitehead

Mr. Peter Bruckner

Mr. Carl Dubois

Ms. Sandra Keans

Press & Guests

Members Absent:

Mayor Caroline McCarley

Mr. James Gray

Mrs. Audrey Stevens

Mr. Raymond Turner

The Chair called the meeting to order at 7:00 p.m. with a quorum present. Members participated in the pledge of allegiance.

Approval of Minutes

Mr. Lynch moved, second by Mr. Hamann, the Committee approve the minutes of the September 25, 2017 CTE Joint Building Committee. The motion carried unanimously.

Update from Lavalle Brensinger

Mr. Whitehead presented and reviewed the Renovation Project Timeline and overall schedule as well as the Schedule Milestones (*see backup*). Agenda items for the this evenings meeting include a review of the Cost Estimate, Mechanical System Matrix, Exterior Design update and Permitting update.

Cost Estimate – The cost estimate for the CTE Renovation project from Harvey Construction was reviewed and is \$491,000 over budget. A list of Add and Delete Alternatives was presented to the JBC for consideration. Eliminating some of these would get the project back to the budget. The final report on the roof trusses is expected within two weeks, so the Add Alternatives will be discussed at the next meeting. The Deduct Alternatives were reviewed line by line.

Delete Alternatives (*numbers are intentionally not sequential-see page six of backup*)

1. **Delete Generator & Provide Connections for Mobile Generator Hookup.** This option would eliminate the onsite generator but would provide necessary hookups for a mobile generator when one is required. The estimate is still being calculated but could save \$100,000.

3. Reuse a portion of existing hot water supply and return piping, and limited existing ductwork. This would save 43,000 from the project and there were no concerns with this option.

8. Planting material allowance – Eliminating this from the project would save an estimated \$10,000. It is a project that could be completed at a later date.

9. VCT flooring in lieu of RF-1 & RF-2 – Eliminating RF-1 & RF-2 as a flooring option would save an estimated \$94,000. These surfaces would have VCT flooring which would require waxing and stripping.

20. Verify 1600A SWBD & 150KW Genset size is appropriate. If the size of the electrical service can be reduced, there could be a potential savings. The Electrical Engineer will review the information so there is not yet an estimate for this option.

24. Eliminate Foundations of Education/Early Childhood Renovations – These renovations were to reconfigure the existing space. Eliminating this from the project would save \$351,000.

25. Eliminate Foundations of Education/Early Childhood Playground Allowance/Scope- Eliminating this allowance for the playground renovation would save \$27,100.

26. Eliminate Foundations of Education/Early Childhood Hood & Ansul – The stove in the current program space is not routinely used. Removing the stove and not installing an Ansul system would save the project \$11,000.

28. Change Environmental lab from epoxy surface tops to laminate tops. Epoxy surfaces are not necessary for an Environmental Lab curriculum and the change to a laminate top would result in a savings of \$8,386.

29. Eliminate the Athletic Director & Asst. offices Scope - This item is funded with local tax dollars. If this renovation/relocation were eliminated, it would save \$59,000.

31. Eliminate SRO Office Scope – This item is also funded with local tax dollars. Eliminating this option would save \$30,000 from the project.

There was additional discussion regarding the merits and challenges of eliminating each option.

Mr. Varney moved, second by Mr. Lynch, to delete the onsite generator, option 1, from the project. The motion carried unanimously.

Mr. Varney moved, second by Mr. Hamann, to reuse existing hot water supply and return piping and limited existing ductwork, option 3, from the project. The motion carried unanimously.

Mr. Varney moved, second by Mr. Hamann, to utilize VCT floor tiling, option 9, in the project rather than RF-1 & RF-2. The motion carried unanimously.

Mr. Varney moved, second by Mr. Hamann, to eliminate option 24, the renovations for the Foundations in Education/Early Childhood program. The motion carried unanimously.

Mr. Varney moved to eliminate option 29, the Athletic Director and Asst. offices Scope. There was no second.

Mr. Jean moved, second by Mr. Abbott, to eliminate option 26, Foundations of Education/Early Childhood Hood & Ansul system. The motion carried unanimously.

	(from page 6 of LaVallee Brensinger backup of CTE JBC Meeting 17-10-31)	
Number	Deduct Alternatives removed from the project	
1	Delete Generator & Provide Connections for Mobile Gen. Hookup (approximate-Harvey Construction still working on savings)	-100,000.00
3	Reuse a portion of existing Hot Water supply & return piping and limited existing ductwork	-43,363.13
9	VCT in lieu of RF-1 & RF-2	-93,908.29
24	Eliminate FIE/ECE Renovations Scope	-351,097.00
26	Eliminate FIE/ECE Hood & Ansul	-11,424.00
	Total Amount eliminated from the budget	-599,792.42

The above motions have reduced the project budget by approximately \$599,000.

Mechanical Systems

An engineer from Fitzmeyer Toshi presented the proposed mechanical systems configurations for the project. The goal is to provide multiple smaller systems for program areas. They worked with the staff to identify existing HVAC/heating concerns, system requirements and then designed the mechanical systems for each space. The pros and cons of each mechanical system option was reviewed. The recommended option is the Variable Refrigerant Volume Heat pumps.

Exterior Design Updates

Ms. Ketterer presented three new exterior design options based on the feedback gathered at the last meeting. The new Integrated, Edgeless and Angled exterior designs were reviewed and the features of each were discussed. Additional feedback on the designs was provided by the Committee. A majority were in favor of a hybrid design – the Integrated

option with aluminum over the main entry. Lastly, the solar shading material for the glass was reviewed. It is a frit pattern that is incorporated into the glass reducing glare and solar heat gain, and comes in a variety of options and patterns.

Permitting and Next Steps

The next steps for the project were reviewed. Committee members interested in the interior design decisions are encouraged to let Mr. Whitehead know. He will work with the School Department and will bring recommendations forward to the next meeting.

The next meeting of the CTE JBC is scheduled for Monday, November 27, 2017 at the SHS Creteau Technology Center – Room T200 beginning at 7:00 p.m.

Adjournment

Mr. Jean moved, second by Mr. Lynch, to adjourn. On a unanimous vote, the Committee adjourned at 8:47 p.m.

Respectfully submitted,

Michael Hopkins
Board Secretary