

Location:	Brighton Area Schools BAS Video Conference	Project Number:	18-785
Project:	BAS 2019 Bond	Date:	5-4-20, 4:30 pm

1. Review meeting minutes dated 4/20/20 Committee meeting and 4/21/20 STEAM Meeting.
2. Geotechnical consultant update.
 - a. Report due next week for Phase 1 sites. Currently working onsite for Phase 2 sites.
3. Review status of scanning existing documentation.
4. Project scope
 - a. Phase 1, BECC, Maintenance Building, Bottle Fillers, Hawkins Baseball/softball fields update.
 - i. Contract documents to be issued 5/11/20 for final review, estimate and approvals.
 - ii. BECC, Sloan Field, New water line for the new concessions building.
 - b. Phase 2, STEAM, High School, Scranton update.
 - i. Schematic Design documents issued 5/4/20 for review and estimates.
 - ii. High School roof scope?
 - iii. High School band room floor, ceiling finishes and cabinetry?
 - iv. Scranton STEAM Center, Phase 4?
 - v. Scranton locker replacement?
5. General open discussion.

Action Items:

Distribution: BAS Project Team

1021 West Baraga Avenue,
Marquette, Michigan 49855
Phone (906) 228-4480 Fax (906) 228-7524

8571 W. Grand River Ave., Suite 600
Brighton, Michigan 48816
Phone: (810) 229-2701 Fax: (810) 229-6767

Location:	Brighton Area Schools BAS Board Room	Project Number:	18-785
Project:	BAS 2019 Bond	Date:	4-20-20, 4:30 pm

Present: Refer to attached.

Discussion: Purpose of meeting to discuss 2019 Bond scope.

1. Reviewed meeting minutes dated 4/6/20. Corrections made to Item c.i.3 Concessions Roof. Approved to distribution.
2. Geotechnical update. Phase One borings completed. Report in process. Phase Two less Scranton yet to be completed. Peppergrove crosswalk and existing retention pond considerations at Scranton.
3. Imaging contractor status.
 - a. Scott Jacobs obtained quantity (5,100 sheets) for estimating purposes. Scanning services schedule to be determined.
4. Project scope / estimate review
 - a. BECC, Concessions/Toilet Building
 - i. Clark Construction presented estimate of costs. Committee approved estimate with the following comments:
 1. Concessions building approximately \$57,000 under bond budget.
 2. IDI / Clark to evaluate bringing water line adjacent to existing sidewalk in lieu of through paved area. *Note upon further evaluation there is an existing sanitary line within the same grass area to be considered. Must maintain a 10 ft distance from existing sanitary line.*
 3. Sloan field lighting
 - a. Field lighting approximately \$89,000 under bond budget.
 - b. Review existing light pole condition and necessity for replacement.
 - c. Wiring condition unknown, Clark made recommendation to treat replacement as alternate given the unknown condition.
 - d. Practice field lighting to be provided. Maintain shielding from adjacent properties.
 4. Sloan Field improvements

- a. Approximately \$228,000 over bond budget. Underground drainage and irrigation not listed on bond scope. Previous estimate prepared by independent contractor indicated \$81,000 for reconstruction of the site with exception of underdrain system and irrigation.
 - b. Drainage system to be eliminated from scope and provide perimeter drain only where water anticipated to collect. Principally between the field and stadium seating. District indicated natural drainage and soils good. They have not experienced flooding in the past.
 - c. Remove 6-inch topsoil listed. Anticipated on site materials good.
 - d. Existing irrigation system to be re-worked to accommodate new field.
 - e. \$12,000 netting budget to remain with reuse of the existing poles. District to handle as a FFE scope.
- b. Maintenance Building
- i. Clark Construction presented estimate of costs. Committee approved estimate with the following comments:
 - 1. Currently \$300,000 over budget. Budget for paving to be reduced by \$200,000 along with \$100,000 contingency dollars to offset estimate numbers.
 - 2. Paving to be evaluated to mill and cap, specifically at the bus parking area. Soil borings to be evaluated.
 - 3. Concrete aprons to be provided at existing storm drain catch basins.
 - 4. IDI shall evaluate the collection of water directly outside of Bus Wash Bay.
- c. Hawkins Baseball / Softball fields
- i. Clark Construction presented estimate of costs. Committee approved estimate with the following comments:
 - 1. Currently \$32,000 over bond budget.
 - 2. Pre-fabricated dugouts shall be an alternate. Concrete slab shall be under base bid scope. Slab to accommodate installation of dugouts in future if alternate not taken.
 - 3. Replacement of concessions building shingle roofing to be an alternate. Include in Concessions Building scope.
- d. STEAM, High School
- i. Lindhout Associates presented the STEAM partial schematic plan layout with changes from last meeting discussion. Comments included:
 - 1. Outdoor auto storage area to be relocated. Location to be determined.
 - 2. Refer to STEAM 4/21/20 meeting minutes for additional information.
- e. High School Roof Replacement

- i. IDI shall work with Scott Jacobs to identify roof replacement and current water penetrations experienced by the District.
 - ii. District to issued SME roof study prepared for prior bond scope.
- f. Scranton Middle School
 - i. IDI presented overview of both direct replacement of existing horizontal unit ventilators and corner / ducted system. Determined less disruptive and perceived less cost solution to replace existing units as they are located currently.
 - ii. Existing system controls are Circon. New system to be BACnet and user friendly for staff to maintain.

Distribution: BAS Project Team, refer to attached.

DRAFT

Brighton Area Schools, 2019 Bond**BAS Project Team**Attending
4/20/2020

Name	Position	Phone	Email	
Brighton Area Schools				
125 South Church Street, Brighton, MI 48116			810-299-4000	
Dr. Greg Gray	Superintendent	517-376-0133	grayg@brightonk12.com	X
Mike Engelter	Asst. Superintendent	248-444-0719	engelterm@brightonk12.com	X
Sharon Irvine	Asst. Superintendent	734-678-8517	irvines@brightonk12.com	X
Scott Jacobs	Dir. Of Operations	810-499-3355	jacobss@brightonk12.com	X
Chris Turner	Dir. Of Technology	517-575-8610	turnerc@brightonk12.com	X
John Thompson	Dir. Of Athletics	810-223-1613	thompsi@brightonk12.com	X
Andy Burchfield	Board Member		burchfielda@brightonk12.com	
Bill Trombley	Board Member	810-360-9916	trombleyw@brightonk12.com	X
Ken Stahl	Board Member	810-599-0561	stahlk@brightonk12.com	X
Integrated Designs Inc.				
8571 W. Grand River Ave., Suite 600, Brighton, MI 48116			810-229-2701	
Scott Hoeft	Architect	810-599-4814	scott@intdesigns.com	X
Andy Adams	Architectural Design	906-361-4637	andy@intdesigns.com	X
Chad Parkhurst	Mechanical Design	618-799-8078	chad@intdesigns.com	X
1021 W. Baraga Avenue, Marquette, MI 49855			906-228-4480	
Andrew Mansfield	Civil Engineer	810-610-0081	andrewm@intdesigns.com	X
Brian Kudej	Civil Engineer	906-360-1798	brian@intdesigns.com	
Nathan Clish	Structural Design	906-204-4068	nate@intdesigns.com	
Phil Neimi	Structural Engineer	906-250-4013	phil@intdesigns.com	
Steve Boettcher	Mechanical Engineer	906-236-3627	steve@intdesigns.com	
Adam Manty	Electrical Design	906-236-3625	adam@intdesigns.com	X
Tom Heiskanen	Electrical Design	906-362-3632	tom@intdesigns.com	
Shannon Finnilla	Project Coordinator	906-250-4866	shannon@intdesigns.com	
Linhout Associates				
10465 Citation Drive, Brighton, MI 48116			810-227-5668	
Peit Lindhout	Architect	810-599-6082	pwl@lindhout.com	X
Josh Hendershot	Architect		jlh@lindhout.com	X
Jason McIntyre	Architect	810-227-5668	djm@lindhout.com	X
T² Designs Inc.				
10511 Citation Dr Suite 200, Brighton, MI 48116			248-486-9249	
Tracy Taylor	Interiors / Furniture	248-444-8180	tracy@t2designsinc.com	X
Barton Malow Company				
26500 American Drive, Southfield, MI 48034			248-436-5000	
Paul Twigg	Technology Consultant	248-672-9634	paul.twigg@bartonmalow.com	
Brian Jessie	Technology Consultant		brian.jessie@bartonmalow.com	X
Clark Construction Co.				
2660 Superior Court, Auburn Hills, MI 48326			248-286-1000	
3535 Moores River Drive, Lansing MI 48911			517-372-0940	
Gary Steller	Construction Mgr.	517-881-9198	gsteller@clarkcc.com	X
Stephanie Flagg	Project Manager		sflagg@clarkcc.com	X
Paul Bemis		248-808-5080	pbemis@clarkcc.com	
Contracting Resources				
8273 Grand River Avenue, Suite 150, Brighton, MI 48116			810-229-4320	
Jim Barnas	Construction Mgr.	248-514-9197	jbarnas@contractingresources.net	
Michael Barnas	Project Superintendent			
Brad Barnard	Project Superintendent			

MEETING MINUTES AND NOTES

Lindhout Associates architects aia pc
10465 citation drive, brighton, michigan 48116

www.lindhout.com

810-227-5668 (fax) 810-227-5855



PROJECT NAME BAS 2019 Bond

COMM. NO. 20012

DATE: April 21, 2020

MEETING LOCATION: Remote call-in/video

PARTICIPANTS:

Dr. Greg Gray	BAS Superintendent	grayg@brightonk12.com
Elizabeth Mosher	BAS Superintendent of Instruction	moshere@brightonk12.com
Tracy Taylor	T2 Designs	tracy@t2designsinc.com
Johanna Luke	T2 Designs	johanna@t2designsinc.com
Ken Stahl	School Board Member	stahlk@brightonk12.com
Brian Jessie	Barton Malow	brian.jessie@bartonmalow.com
Matt Jourden	BHS Engineering/CAD Teacher	jourdem@brightonk12.com
Chris Turner	BAS Director of Technology	turnerc@brightonk12.com
Scott Hoeft	IDI	scott@intdesigns.com
Adam Manty	IDI	adam@intdesigns.com
Jason McIntyre	Lindhout Associates	djm@lindhout.com
Josh Hendershot	Lindhout Associates	jlh@lindhout.com
Piet Lindhout	Lindhout Associates	pwl@lindhout.com

STEAM Engineering Program General Discussion Topics

Discussion in Blue

1. General overview of second drawings & layout
2. Flex Space
 - a. Furniture types and layout are in-process.
 - b. Break-out and smaller group meeting arrangements will be accomplished with adaptive furniture.
 - c. Soft but resilient seating mixed w/ stackable chairs, movable dividers, tackable & write-able surfaces, re-configurable are all characteristics being considered.
3. Engineering lab layout
 - a. Instructional space
 - i. Teacher's area
 1. Additional instructional desk for instruction prep
 2. Emergency power shut-off to first floor Dirty Lab is required.
 3. Display of first floor's Dirty Lab security/safety camera(s) required.
 - ii. Demonstration area
 1. Digital interactive display(s) ideal on north instruction wall along w/ whiteboard
 2. No overhead/ceiling mounted projector required.
 3. Ability to project or cast demonstration work surface to digital displays is required

MEETING MINUTES AND NOTES

Lindhout Associates architects aia pc
10465 citation drive, brighton, michigan 48116

www.lindhout.com

810-227-5668 (fax) 810-227-5855



PROJECT NAME BAS 2019 Bond

COMM. NO. 20012

4. Matt Jourden to review onsite display technology (currently in BHS library) & other options with Chris Turner and Barton Malow.
- iii. Student area
 1. Tables can be pushed closer to instructional area to allow demonstration space between computer lab and instruction area.
 2. Tables and chairs to be on casters for flexibility
- iv. Display, storage, & common space
 1. Eastern bank of low millwork and counter meets needs for storage.
 2. Western wall for whiteboard & pin-up space works nicely.
4. Computer lab layout
 - a. Computer area
 - i. Switching to or displaying students computer monitors is a request.
 - ii. Pilot program, samples, display technology to be explored between Chris Turner Matt Jourden and Barton Malow.
 - iii. Eliminate millwork printer stations. Replace with furniture print stations.
 - iv. Provide power and data high & above computer stations along south wall for digital displays/monitors.
 - v. Dimmable LED fixtures. Verify occupancy sensor locations & coverage.
 - vi. Fire extinguisher required.
 - vii. Floor cores/outlets needed for central computer banks and flexibility.
 - b. Display, Storage, & common spaces
 - i. Storage room to remain open to computer lab. Locking & access control handled via locking storage cabinets.
5. Maker Space
 - a. 3D printing, tooling & finishing, large automation, and wet/exhaust areas
 - i. General layouts & locations okay.
 - ii. Ionized water note required.
 - iii. Compressed air line for blowing off work surfaces required.
 - iv. All equipment to be powered via outlets.
 - v. Floor cores/outlets ideal for central equipment.
 - vi. Ceiling mounted junction boxes, circuiting and sub-panel required for future use.
 - vii. No ceiling mounted power reels at this time.
 - viii. Eye wash station needed
 - ix. Two standard fire extinguishers required.
 - x. Standing work surfaces only. Only sitting/low surfaces should be at computer work stations.
 - xi. Task lighting at solder station, in addition to general room lighting.

MEETING MINUTES AND NOTES

Lindhout Associates architects aia pc
10465 citation drive, brighton, michigan 48116

www.lindhout.com

810-227-5668 (fax) 810-227-5855



PROJECT NAME BAS 2019 Bond

COMM. NO. 20012

6. Miscellaneous Items

- a. Security/safety cameras required in majority of spaces. Display of the cameras should be on a monitor w/in the Engineering Lab.
- b. Emergency eyewash & shower will be included w/in first floor Dirty Lab
- c. Safety glasses storage cabinets should be at access doors to Dirty Lab and Maker Space.
- d. Fire safety storage cabinet should be included w/in equipment list & shown in Dirty Lab and Maker Space.
- e. Keycard access to equipment w/in the Dirty Lab. None required in Maker Space. Keycard entry access only at two main entries to addition.
- f. Water jet CNC to be in first floor Dirty Lab
- g. Plasma cutter to be in first floor Dirty Lab
- h. ADA desks & work surfaces to be provided.
- i. 1st floor display monitor showing Maker Space activities, 3D printing, modeling, etc. a feature to explore.

DRAFT