
Location:	Brighton Area Schools BAS Video Conference	Project Number:	18-785
Project:	BAS 2019 Bond	Date:	6-15-20, 4:30 pm

1. Review meeting minutes dated 6/1/20 Committee meeting, 6/2/20 Band/Flooring meeting and 6/3/20 Scranton mechanical meeting.
2. Geotechnical / survey consultant update.
 - a. Geotech complete with exception of Scranton.
 - b. Surveys completed.
3. Document scanning: time and date to be determined.
4. Project scope
 - a. Phase 1,
 - i. Drinking Fountain status.
 - ii. Bidding status
 1. Pre-bid meeting 10:00 AM, Wednesday, June 17, 2020.
 2. Bids due not later than 2:00 PM, Tuesday, June 30, 2020.
 - b. Phase 2,
 - i. STEAM Center, High School
 - ii. Scranton Middle School
 1. Mechanical
 2. Lockers (including relocation to Hornung and Spencer Elementary)
 - iii. High School Band.
 - iv. High School Flooring.
 - c. Phase 4
 - i. STEAM Renovations, program, schematics
5. Technology budget, scope.
6. Building Committee Formation, meeting. Status.
7. General open discussion.

Action Items:

- Phase 4, program and schematic for STEAM Renovations, deadline TBD.
- Phase 2, Design Development deadline TBD.

Distribution: BAS Project Team

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Location:	Brighton Area Schools	Project Number:	18-785
Project:	BAS Video Conference	Date:	6-1-20, 4:30 pm
	BAS 2019 Bond		

Present: Refer to attached.

Discussion: Purpose of meeting to discuss 2019 Bond scope.

1. Reviewed and approved meeting minutes dated meeting minutes dated 5/18/20. To be posted with minor changes.
2. Geotechnical Phase 2 reports due back this week. Surveys are complete.
3. Imaging contractor status.
 - a. No current date for scanning services. Scott Jacobs obtained some pricing. Awaiting potential vendor to visit site.
4. Discussions for additional work at high school to be included in Phase 2 includes:
 - a. Review existing conditions for a curb cut within the parking area towards the bio-swale to accommodate snow removal.
 - b. Include loading dock work (scope in application, \$20,000 budget)
5. Phase 1 project scope and budget approved by committee. Clark Construction Company to move forward into bidding phase, with exception of drinking fountains. IDI to meet with District representatives to reduce the quantity of drinking fountain replacement.
6. Phase 2 STEAM, High School, Scranton Middle School estimate review.
 - a. STEAM Center, current schematic design is over budget. IDI instructed to design to the established budget outlined in the bond application. District however indicated no initial scope change, but requested the design team examine the scope and magnitude of the STEAM Centers at elementary schools, intermediate schools and middle school prior to any reduction in scope at the high school. Change in STEAM Center budget will require review by the Board as a whole. Current project on hold.
 - b. Scranton Mechanical, current schematic design is over budget when excluding any design contingency. Due to proposed construction schedule, overtime costs have been included. IDI shall meet with District representatives to determine what "scope creep" occurred to result in estimates being over budget.

- c. Scranton locker replacement discussed.
 - i. IDI to meet with District representatives to determine the condition and necessity for replacement.
 - ii. Locker removed are to be salvaged and reinstalled at Hornung Elementary and Spencer Elementary schools. Approximately 500 per school. IDI shall review existing conditions at both elementary schools to receive locker relocation.
 - iii. Bond application includes 1,100 lockers. District to confirm final count.
- 7. Phase 4, STEAM Center(s) elementary schools, intermediate schools and middle school.
 - a. The design team will meet with a collective group first. This will set the overall goals and objectives of the District so there is continuity. Otherwise we will look to the District to for those guidelines.
 - b. Citizens Committee to be established at each building. Design team to work with Chris Turner and with building groups as necessary.
 - c. The design team will meet with each individual school representative(s) as necessary to obtain the “program” for the space.
 - d. The design team will develop schematic documents outlining the scope and character of the STEAM centers for all other buildings.
 - e. Clark Construction shall review and provide estimate of probable cost. Time necessary to be determined.
 - f. All materials will be presented to the committee for review and approval.
 - g. The committee shall determine IF any cost adjustments are necessary to those budgets within the Bond Application per school.
- 8. Discussion of formation of Building Committees per school, makeup of which to be determined by the District.

Distribution: BAS Project Team, refer to attached.

Brighton Area Schools, 2019 Bond**BAS Project Team**Attending
6/1/2020

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 Finnila	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	
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
Johanna Luke	Designer	248-697-4388	johannal@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	X
Brian Jessie	Technology Consultant		brian.jessie@bartonmalow.com	
Clark Construction Co.				
2660 Superior Court, Auburn Hills, MI 48326			248-286-1000	
3535 Moores River Drive, Lansing MI 48911			517-372-0940	
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Stephanie Coolidge	Project Manager	517-927-2426	scoollidge@clarkcc.com	X
Jackie Ikeoha	Project Engineer		jikeoha@clarkcc.com	
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			

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Location:	Brighton Area Schools	Project Number:	18-785
Project:	Brighton High School	Date:	6-2-20, 1:00 pm
	BAS 2019 Bond		

Present: Dr. Greg Gray, Superintendent, BAS
Ken Stahl, Brighton School Board, BAS
Scott Jacobs, Director of Operations, BAS
Gavin Johnson, Principal, Brighton High School, BAS
Tracy Taylor T² Designs
Scott T. Hoeft, Integrated Designs Inc.

Discussion: Purpose of meeting to discuss High School Band and Flooring Replacement scope.

Band Room Improvements

1. Band, meeting to discuss needs and scope within the bond application.
2. Gavin distributed the "Band Room and Equipment needs for 2020-21" list for consideration. Refer to attached.
3. First priority is locking units for instrument storage. IDI to contact manufacturer(s) for conceptual cost to replace all existing storage units.
4. Another option to add lockable cages to existing storage units.
5. Storage to accommodate 275 instruments.
6. Exterior Doors – Scott Jacobs to assess and repair/replace hardware.
7. Flooring– Scott Jacobs to repair loose transition strip and carpet tile. Vinyl flooring needs to be buffed and cleaned.
8. Uniform storage – look into cost for replacement of cabinets in band room and new mobile hanging racks if budget permits after instrument storage needs are met.

Corridor Flooring Replacement

1. Bond application scope of work includes the removal and replacement of corridor flooring materials
2. Based on documentation, existing thin set quarry tile was installed in 1991 after previous floor materials (carpet and vinyl asbestos tile) was removed.
3. Discussion of material options and location to do a mock-up.

4. Rubber, linoleum, vinyl, poured floor, and thin set terrazzo were all discussed. Location for mockup will be just outside the main office & vestibule. Refer to attached.
5. Goal is to have mock up installed this summer of 4-5 products so that they can test for a full year before doing all corridors.
6. Scott and Tracy to discuss budget with Clark, pair options down based on budget, then coordinate with Clark to have demo and mockup done this summer.
7. Current budget is \$23 per square foot. Clark Construction Company estimates \$3 per square foot for demolition of existing flooring and base.

Attachments: "Band Room and Equipment needs for 2020-21" list
High School Floor Finish Plan

Distribution: BAS Project Team

Bandroom and Equipment needs for 2020-21

PHYSICAL ROOM

Instrument cubbies with Locking doors.

Repair to floor where carpet meets the floor. Strip keeps coming off.

*Greg talked about new floor. Not sure where that came from except maybe Scott? Not sure if it is needed although I know the current floor they have a hard time cleaning and cannot remove scratches.

If possible, additional electric outlet in small office next to white board.

Outer Doors to front lot, fixed or replaced to fully close and lock.

EQUIPMENT NEEDS

1. New speakers for stereo system.

Connection to Stereo that includes the stereo system that connects everything to white board, TV's, recording equipment, CD player, DVD player connected to work without the spaghetti cords over doors. Currently the system works hit or miss due to the connections and the hdmi cords for a laptop. DVD player is my personal one and not currently connected. Our laptops no longer have dvd players on them.

2. If possible, 1 or 2 new stand racks. Ours are broken and wheels do not allow movement easily to the BCPA.

3. Chair racks so we may access cabinets easier.

4. Possible clothes racks for uniforms. Ours are broken. We would like what choir has where they store into each other when not needed.

Instrument needs:

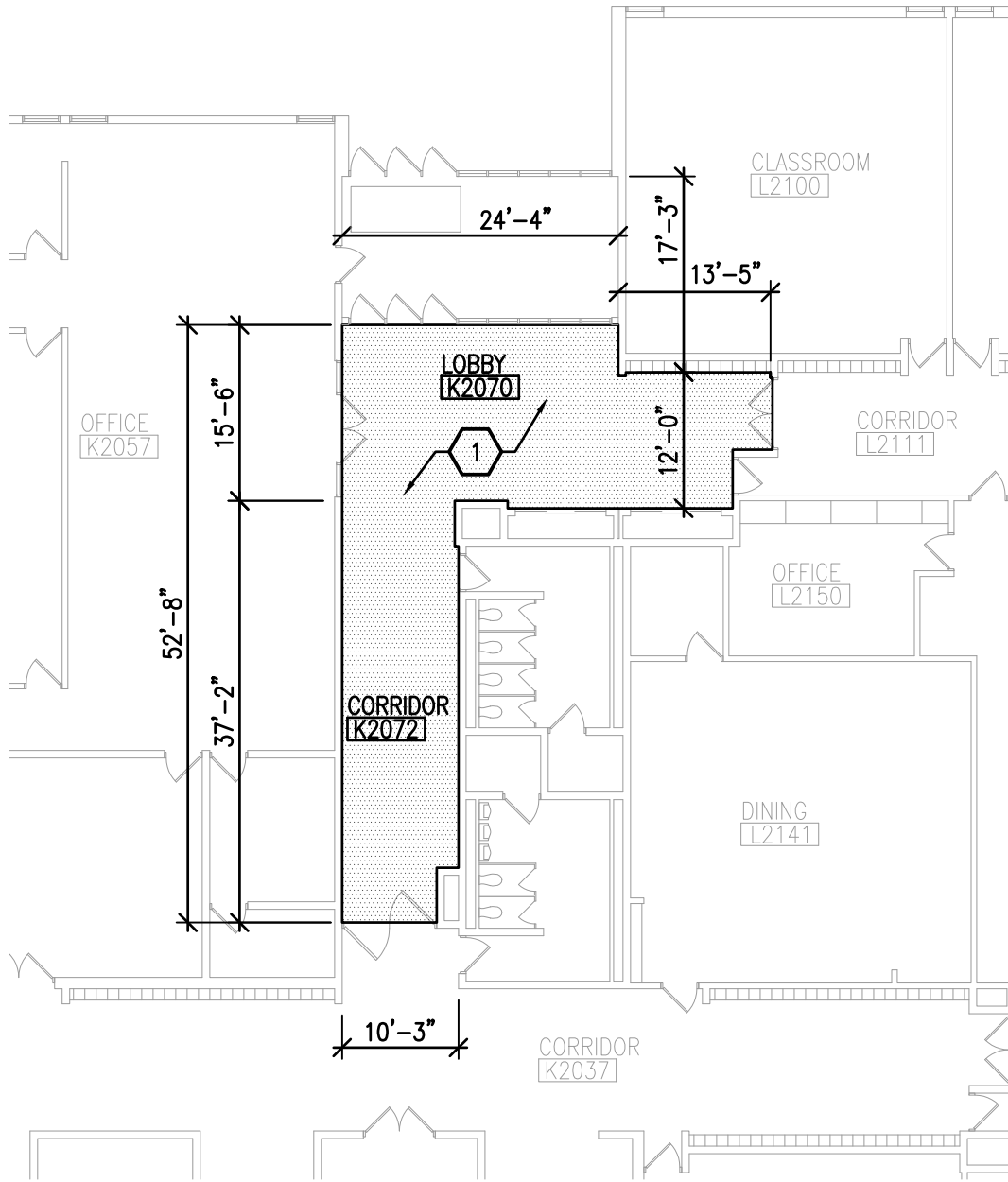
1. Desperate for a new Bass Drum. Ours falls off when turned at the proper angle.

2. 4.5 Octave Marimba

3. Marching Bass drum and snare drum line. Drums starting to fall apart.

4. Replacing 2 Marching Mellophones * these would be the start of inst rotation for budget concerns

5 Replacing 2 Marching Baritones * same as the mellophones



PARTIAL FLOOR PLAN

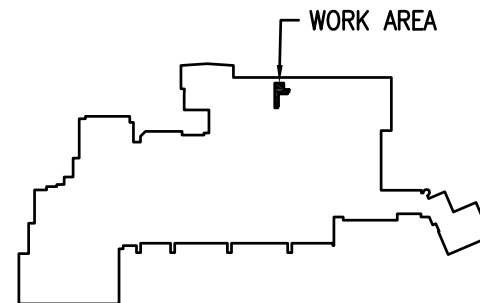
SCALE: 1/16" = 1'-0"



KEYNOTES

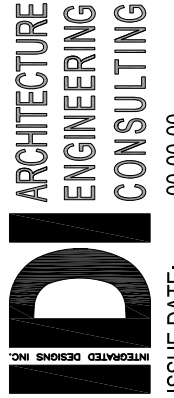
1. REMOVE EXISTING CERAMIC TILE FLOORING IN AREA INDICATED. PREPARE EXISTING CONCRETE SLAB TO RECEIVE NEW FLOORING MATERIALS. APPROXIMATELY 900 S.F.

KEY PLAN



BRIGHTON HIGH SCHOOL
 PARTIAL FLOORING REPLACEMENT
 BRIGHTON, MICHIGAN

PROJECT NO. 18-785



ISSUE DATE: 00-00-00

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Location:	Brighton Area Schools	Project Number:	18-785
Project:	Scranton Middle School	Date:	6-3-20, 10:00 am
	BAS 2019 Bond		

Present: Ken Stahl, Brighton School Board, BAS
Scott Jacobs, Director of Operations, BAS
Jay Duke
Vern Tatarcuk
Ed Renkley, Maintenance
Andy Adams, Integrated Designs, Inc.
Chad Parkhurst, Integrated Designs, Inc.
Scott T. Hoeft, Integrated Designs, Inc.

Discussion: Purpose of meeting to discuss High School Band and Flooring Replacement scope.

Locker Replacement

1. Based on a visible inspection of the current lockers the District instructed to replace all current corridor lockers. Existing lock(s) do not function properly, typical locker interior bases are dented and rusted. Though lockers were refinished, some are beginning to show exterior wear.
2. 1,100 lockers are scheduled for replacement in the bond application. District to get with building administration to determine the final quantity necessary.
3. Reinstallation will require new base materials and finish.

Drinking Fountain / Bottle Fillers, District wide

1. General discussion about the replacement quantity and locations for the proposed bottle filling stations.
2. Current estimate is over Bond Application amount, approximately double.
3. Bid documents reflect the direction given by the District on quantity and location resulting in approximately twice the number listed in the Bond Application. Purpose was to complete all replacement within the District.
4. District to examine the potential for direct purchase of equipment and have staff install as previously handled.

5. IDI instructed not to include as part of the Phase One bid documents and await any changes / reductions.

Mechanical

1. Component(s) included in the schematic design, but not part of Bond Application, include:
 - a. Confirmed glycol water drain-down and replacement with 30% propylene.
 - b. Two Chiller replacement. (approximate \$180,000)
 - c. Exhaust fan replacement at storage and toilet rooms. (\$22,500).
2. Well House: In lieu of replacing ten (10) new well tanks provide 2 well heads with variable frequency drives. Move this work to 2021. \$20,000 designated in Bond Application, under site improvements.
3. Insulate all hydronic pipe elbows as this work was not included in previous work.
4. When replacing gym suspended indoor air handling units (qty. 5) look into relocating units to the roof for easier maintenance.
5. When replacing the media center variable air volume boxes (qty. 4) look into replacing with a single rooftop unit for easier maintenance.
6. Scott Jacobs requested new base bid boilers be Aerco. Current units are Lochinvar and have had some issues, though likely due to age. Lochinvar is an approved manufacturer for new as well.
7. Confirmed replace all VAV boxes.
8. Confirmed replace air handlers serving locker rooms with two (2) energy recovery units.
9. Existing glycol makeup tank and pump in upper west fan/mechanical room is abandoned and can be removed.
10. Confirmed all pneumatics will be removed/abandoned, including air compressor in first floor mechanical room.
11. Reiterated the cost savings of replacing unit ventilators with cabinet style and distributed duct to replacing with "one-to-one" under-the-window style and keeping outside air opening. Staff agreed.
12. Confirmed routing piping within metal pipe enclosure on face of wall is acceptable.

Attachments: NA

Distribution: BAS Project Team