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Brighton Area School Minutes

Location: Video Conference

Project: BAS 2019 Bond Program

Date: January 4, 2020

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1. Reviewed Committee meeting minutes dated 12/21/2020.

- 12/21/2020 Approved

2. Phase One, construction updates.

- Concession Building
 - Completed Mechanical & Electrical Rough Inspections
 - Started Drywall, Mud & taping
 - Doors have been installed
 - Window Roll up doors have been installed
 - Currently few weeks behind schedule
- Maintenance Building
 - Continued Installing Masonry Block (Goal is to be complete with Masonry work by end of this week). Mason's have been slow on this project.
 - Working on Mechanical and Electrical
 - Garage Roll up doors should be delivered by end of this week and installed by next week
 - Pushing to complete the New Maintenance building so we can start moving from the Existing Building to the new Building by end of February.
 - Electronic Gate Opener
 - Mike Engelter to get with Brian Jessie
 - Will be part of the phase 4 package because this will require trenching the asphalt.
 - Need to check to see if this is included in the telecom package

3. Phase Two, received bids update, construction discussions.

- See attached Bid Summary
- Received bids on December 23rd 2020
- Did not receive bids for Cat 9A (Drywall) and 14 (Elevators). Will Rebid Elevators and Drywall.
- Concerns about the high variance between the Estimate and the Bids
 - Clark to investigate why there is a big difference in costs
 - In General, there have been low prices for Roofing in other projects. This

could be due to roofers needing the job and/or material costs are down due to Covid.

- In trying to efficient with the budget some of the roofing was differed at the High School. IDI to research the warranty on that part of the roof.
- The snow removal area is part of the concrete package
- Post Bids will be next week
- Construction will start March 1st
- Bid Tabs:
 - Bid Cat 03 Foundation & Flatwork low bidder – Fessler & Bowman
 - Bid Cat 04 Masonry low bidder – Leidal & Hart Mason Contractors (Schiffer Mason did not have the Familial form therefore did not read this bid)
 - Bid Cat 5 Structural & Misc. Steel low bidder – Howard Structural Steel (Need to look further into Howard due to unusually low bid)
 - Bid Cat 6 General Trades low bidder – Heaney General Contracting (Will look further into Heaney due to unusually low bid)
 - Bid Cat 7A Exterior Metal Panels low bidder - CAS but stated they may not be able to meet our schedule. Will need to look further into this.
 - Bid Cat 7B.1 Roofing (BHS & Hilton) low bidder – Lutz Roofing using the specified roofing. Note: Core Values Construction’s cost was based on using Dura-Last Membrane. Committee to decide if they would like to go with Dura-Last to reduce costs or if want to stick with the standard from the district.
 - Bid Cat 7B.2 Roofing (Scranton) low bidder – Royal-West Roofing & Sheet Metal.
 - Bid Cat 8 Glazing – Aalcor was the only bidder. Committee decided to rebid this category
 - Bid Cat 9A Drywall – No bidders, will rebid this category
 - Bid Cat 9A.2 Flooring low bidder – Shock Brothers Floor Covering
 - Bid Cat 9A.3 Painting low bidder – Classic Painting. Note: Conci Painting was not interested in pursuing this project. Will look to make sure Classic Painting included the complete scope.
 - Bid Cat 14 Elevators – No bidders, will rebid this category
 - Bid Cat 21 Fire Protections low bidder – Winninger Fire Protection. Will look further into Winninger
 - Bid Cat 22 Plumbing low bidder – Professional Thermal
 - Bid Cat 23.1 HVAC (BHS) low bidder – CSM
 - Bid Cat 23.2 HVAC (Scranton) low bidder – Johnson & Wood (Note: Johnson & wood made a mistake and submitted a bid lower than they intended). Clark to investigate if they can honor the number if not will need to go with Miller Boldt
 - Bid Cat 26 Electrical low bidder – Amcomm Telecommunications (Will need to look further into Amcomm.)
 - Bid Cat 33 Selective Demo, Building Demo, Site Demo, Site Utilities low bidder – Eagle Excavation (Global Green Service did not include entire scope)

4. Phase Four, Hilton Elementary construction update.

- February 24th 2021 Replace the Chiller (May need to notify if canceled)

5. BHS Flooring

- Preliminary drawings will be sent to Clark tomorrow (1/5/2021)
- Would prefer three Option for Bidding to allow the contractors to decide what they can

handle:

- Option 1: Complete all summer 2021
- Option 2: Complete Half summer 2021 the other half 2022
- Option 3: Complete all summer 2022
- If splitting into 2 summers we will dictate what will be completed this summer and next summer

6. Practice Facility

- Committee settled on Full field (Note: Budget was set up only for half field)
- Need to get a ballpark figure for:
 - Dome - Concerns: There are code limitations on occupancy load. If there are 50+ people within the structure the structure will have to be supported by other means (Yes, we do anticipate having more than 50 people). There is Approx. 10-15 year life expectancy. Also, **concern about cost of keeping the Dome Erected all year**. Ball park cost approx. \$25-30 per sqft
 - Fabric Wrap Steel Structure – Ball park cost approx. \$35+/- per sqft
 - Pre-Engineered Building
- IDI to work with Clark to Figure out Cost for both Half field & Full Field
 - IDI to get with the fabric structure company out in Minnesota to get pricing and then ID & Clark to supplement the cost of the foundations & footing they do not provide.
 - IDI has historical data on pre-engineered building
 - IDI with Clarks help to research Dome Structures

7. Change Orders

- NONE

8. Overall Budget update

- Contingency \$6,724,686 not including the current bids

9. General discussion.

- Fencing company will return in the spring
- Dugouts will be February 2021

Distribution: BAS Project Team



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Brighton Area Schools, 2019 Bond**BAS Project Team**Attending
1/4/2021

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