



Finance & Operations Committee

January 9, 2025

MINUTES

Meeting called to order: Member Kehoe at 5: 00 p.m. **Board members present:** Kehoe, Christenson, Picard

District staff: Merritt, Minnick, Malbon, Lents, Jory **Citizen Representatives:** Roderique, McKee

Presenters: B. Gesaman, N. Tindall / McCarthy & Smith Construction; D. Dinkeloo / TMP Architecture

Others Present: John Johnson

Public Comments – none.

Approval of Prior Meeting Minutes – December 19, 2024 - approved.

Award Contracts for Bid Package #EL-5 Farrand Elementary Addition and Renovation- Ms. Minnick introduces Derek Dinkeloo from TMP, who provides an overview of the planned renovations, including updates to the parking lot, flooring, cafeteria, LED lighting, partial roof replacement, hallway lockers, restrooms, and HVAC system. Nick Tindall from McCarthy & Smith presents the results of the bidding process for bid package #EL-5. Mr. Tindall reviews a PowerPoint presentation that outlines the project timeline, conceptual drawings of the proposed addition and renovations, the project scope, a summary of recommended bid awards, and a budget summary based on the received bids. With an estimated construction budget of \$5,353,405, the recommended base bids came in at \$4,841,987.32, resulting in a positive variance of \$506,827.68. This variance will be allocated toward future playground improvements. Groundbreaking for the project is scheduled for spring 2025, with renovations expected to be completed by the start of the 2025 school year, and the addition to be finished by spring 2026.

Mr. Kehoe inquires about the scope of the parking lot work, confirming that all asphalt will be replaced, either through full replacement or mill and cap processes, ensuring the lot will appear entirely new upon completion. He emphasizes the importance of ADA parking spots and requests a review of the ADA audit of Farrand to ensure all applicable upgrades are included. It is also noted that the principal at Farrand has requested the existing playground remain intact until the addition is completed to avoid disruption when students need to use it. Matt Lents shares that he has been involved in discussions regarding furniture with building stakeholders and that they are nearing the point of requesting quotes.

Preview Presentation for Bid Package #HS7a – Salem High School Remodeling - Ms. Minnick introduces Brian Gesaman from McCarthy & Smith to provide an overview of the scope of work for bid package #HS-7a, the Salem High School Remodeling project. The presentation includes conceptual drawings outlining the existing building, new construction areas, circulation spaces, and planned renovation locations. Bidding for the project opened on January 6, 2025, with proposals set to be opened on January 23, 2025. The recommended contract awards will be presented at the Finance & Operations Committee meeting on February 6, 2025, and included in the Board of Education's February agendas.

This project's scope covers the construction of a new multipurpose room, an ADA lift near the athletic area, group restroom renovations, LED lighting upgrades, classroom painting, select ceiling replacements, and classroom casework replacement. Additionally, it includes a kitchen renovation, HVAC upgrades, a gym floor replacement, broadcast studio improvements, additional electric water coolers, and a renovation of the book room area.

Mr. Lents comments on the ongoing discussions regarding the functionality of the book room and the effort to ensure accessibility to it is addressed effectively.

Member Christenson inquires about the extent of the kitchen renovation, specifically whether the Rock Café facility will see improvements. While the Rock Café upgrades are not included in this bond package, the planned renovations will help to address several needs, including drainage issues, HVAC needs, and electrical upgrades. Though this bid package is already out for public bid, Mr. Gesaman can gather estimates for further upgrades to the Rock Café space, upon request.

The project stakeholders have primarily included the building principal and staff, who have worked to incorporate feedback from students, along with input from Starkweather high school students when selecting furniture and equipment for all three schools at P-CEP.

Mr. Kehoe asks for an overview of how the bond priorities have been set. Mr. Lents responds that a future capital needs assessment is in the early stages, aimed at identifying items to address through future bonds or sinking funds, and ensuring that critical infrastructure needs are not overlooked.

When the project returns for award in February, the presentation will offer clearer information on the scope, priorities, and the process used to determine these priorities. Due to the size of the project, the Salem work will span two consecutive years, with a focus on an efficient, systematic approach to execution.

Preview Presentation for Bid Package #PCEP-3 – Canton High School Paving - Mr. Gesaman provides an overview of the paving projects planned for this summer around Canton High School. The scope of work includes both full pavement replacement and milling and resurfacing of existing surfaces. Additionally, the project will incorporate underground detention as required by Wayne County. The county took a comprehensive approach by evaluating the entire P-CEP campus when determining the stormwater detention volume that must be added. Bid Package #PCEP-3 will open for bidding on January 13, 2025, with bids to be opened on January 30, 2025. Recommended contract awards will be presented at the Finance & Operations Committee meeting on February 6, 2025, and will be included in the Board of Education's February agendas.

Adjourn: 6: 27 p.m.