



PROJECT NAME:	BVSD Birch Elementary School	DATE:	22 April 2009
NOTES BY:	Wells Squier	PROJECT #:	509023.00
MEETING #:	002	NEXT MEETING:	Wed, May 6, 2009 3:15 PM
ATTENDEES:	Tracy Stegall - BES Tammie Hill - BES Tom Schiola - BES Kim Hohensee - BES Lisa Boston - BES Kort Hedges - BES Beth Murphy - BES Ellie McKinley - Comm. Member Gabriella Ruelez - Parent Denise Sorensen - Parent David Jorschumb - BVSD Charles Zachemsky - A+P Kelly Yamasaki - OZ Architecture Kate Fields - OZ Architecture Wells Squier - OZ Architecture Carol Henry - Design Concepts	DISTRIBUTION:	Attendees Consultants Will Valkner - A&P Lisa Abeyta - Parent file.

The aforementioned minutes constitute our understanding of the items discussed. If this is not an accurate written description of the intent and results of this meeting, please contact this office with comments. The minutes will stand as a record of the meeting unless corrections are received within seven (7) days after receipt.

ITEM #	DESCRIPTION	RESPONSIBILITY	DEADLINE
1.	<u>Meeting Start</u> <ul style="list-style-type: none"> Review of previous meeting minutes. Request from DAT for future Meeting minutes to be issued sooner. 	Info.	
2.	<u>MUOF</u> OZ got clarification from BVSD that the budget proposed for this scope was reduced when the total bond package was reduced, in addition it is not being funded from a different source and is part of our Construction budget. Our committed budget that needs to spent on safety and accessibility at the playgrounds is \$74,246 – we can add to this from our building scope if the DAT feels this is a better use of funds. Carol Henry with Design Concepts joined the meeting to discuss the outdoor playing fields/playgrounds existing conditions, use and popularity and get feedback on the groups vision for the future. <ul style="list-style-type: none"> The current budget barely allows us to replace all existing pea gravel with wood chips and appropriate curbing for accessibility. The group agreed that the pea gravel to the South of the gym was larger than needed and that moving the play equipment closer to the building would help reduce the scope of replacement and get kids away from a muddy area and the neighbors fence – the group suggested relocating pea gravel removed in this area to infill some of the low spots in the pea gravel areas to remain. 	Info	



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	<ul style="list-style-type: none"> • The west play area is used only because of the few pieces of equipment located in it – if these were removed/relocated this play area could be removed or significantly reduced in size. The swings are really popular. • There is no grade separation at play areas except for the preschool courtyard. • The Preschool/ Kindergarten area could benefit from some work should funds be available • The group would like a workable whole playground design and will look at funding equipment through the PTA in the future. • Noise from the playground is not a concern due to the limited window in the building – interior noise is more disruptive. 		
3.	<p><u>Scope Definition</u></p> <ul style="list-style-type: none"> • OZ reviewed the CBOC list which now includes the value of work based on the requirement list relative to the Schematic design scope. This list will continue to be a work in progress for our budget and a design scope reference. • OZ presented the primary scheme as a merger of schemes presented at the second DAT, with some refinement per A&P's pricing/cost analysis. • Because of concerns over budget, the design team wanted to work with the DAT to prioritize aspects of the preferred scheme. To accomplish this, OZ presented colored pieces of each component (addition and remodel), with estimated values associated with the scope of work. We started with a blank plan and, in order of priority, built up the scheme working toward our estimated budget for PCA items of +/- 2.1 million dollars (note, this figure is the conceptual estimate for PCA items only, and is continuing to be evaluated based on withholdings for FCA and MUOF items). • The following summarizes the desired PCA improvements (addition(s) and/or remodeling work) in order of understood priority: <ol style="list-style-type: none"> a. Provide accessible route between all levels by installing 3 ramps. b. Locate Admin, a new main entry and the Cafeteria/Kitchen on the main level in an addition. c. Relocate Kindergarten to the remodeled cafeteria/kitchen space with a shared new restroom facility between the classrooms. d. Provide a corridor addition as an exit, classroom entry and coat zone for Kindergarten. This includes a small storage room south of the corridor. e. Remodel Admin area as Special Ed and ICAN classrooms. ICAN to have an ADA restroom with access from the corridor and classroom. f. Remodel current 3rd Grade as the IMC – this includes an office/workroom, resource room and AV closet. g. Third grade addition over outdoor play area to allow for relocation of 3rd grade to the current Kindergarten wing. h. Remodel Kindergarten with a direct corridor connection to the exterior, 3 classrooms and a small group room. i. Remodel 3rd grade Special Ed room to storage/conference/offices. j. Remodel IMC to computer room/ ESL/ Workroom/ Literacy 	Info.	



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	<p>and Small group rooms.</p> <p>k. Remodel existing Special Ed to Music – remove booth, risers, storage, ext stairs, lower door or replace with window.</p> <p>The scope above was about \$1million over budget. On the positive side the current scheme addresses all the CBOC , Requirement list and a majority of the wish list items identified by the DAT. We will endeavor to pursue this scheme in as affordable manner as possible.</p>		
4.	<p>Additional funds have been allocated by Don Orr at the District to accommodate required life safety/accessibility items that were unfunded by the Bond. This funding will be limited to between \$500,000 and \$600,000 assigned exclusively to Asbestos abatement, Accessibility (3x ramp costs) and the Fire Sprinkler installation costs.</p>	Info.	
5.	<p><u>DAT Recommendations:</u> A critical analysis of the plan presented the following adjustments in the spirit of savings:</p> <ul style="list-style-type: none"> • Minimize scope at Music – leave risers in place but demo booth. • Minimize scope at Storage/conf off Cafeteria – possibly locate Custodial here. • Reduce size of computer room to match sqft of existing and allow for extra small group/office space in the central core • Reduce gang restrooms in admin to 3 single use restrooms (2 unisex, 1 faculty) • Delete IMC workroom and AV storage space and create a common workroom for Admin. IMC and Staff. • Reduce Admin addition size due to efficiencies at rest room and workroom above. • Leaving the IMC as open space for informal layout of small group and Computers was deemed unfeasible. 	Info.	
6.	<p><u>FCA List Analysis</u> B. HVAC Upgrades – \$4,319 and \$16,148 are included in PCA pricing (Special Ed remodel at old Admin) C. Electrical – OZ & A&P to evaluate funds before next meeting. D. Interior Finishes – Discussed redoing all carpet at 4th and 5th grade since abatement is needed to do this work and is funded by District. Carpet at 1st and second grade can be done under Cap Reserve or future maintenance dollars as this space has no asbestos. Add walls and doors to corridors at 4th & 5th Grade. (\$25,000 savings out of \$100,193) aa. Intercom and paging system replacement is not needed (\$44,991). cc Fire Sprinkler – <u>funded separately by District</u> (\$175,000) dd Accessibility at restrooms – provided in Admin – no remodel (\$81,713) Provisional FCA savings = \$172,171 – Including Fire Sprinkler scope = \$347,171</p>	Info	
7.	<p><u>DAT Meeting Schedule</u> DAT#4 Wed, May 6, 3:15pm DAT#5 Wed, May 20, 3:15pm DAT#6 Mid July - During Summer Holiday ONLY if necessary DAT#7 Wed, August 26, 3:15pm DAT#8 Wed, October 14, 3:15pm Bid Review ONLY if Necessary</p>	Info.	

Birch Elementary Project Scope

Wednesday, April 22nd, 2009

Current Scope				
CBOC/Web Summary List	DAT Input		Requirement List Value	Schematic Design Budget Cost
Facility Condition Assessment (FCA)		Priority	Budget Cost	Proposed Cost
A	Fire Alarm Replacement	No	\$0	\$0
B	HVAC Upgrades - Air Distribution Systems- Replace Nonfunctioning UV In Room 113	High	1 \$4,319	\$4,319
	HVAC Upgrades at Office	High	3 \$16,148	\$16,148
C	Electrical - Emergency Light and Power- Missing Exit Signs	High	1 \$7,365	\$7,365
	Electrical - Add Surge Protection		2 \$5,010	\$5,010
	Electrical Distribution - Branch Wiring		2 \$164,560	\$164,560
	Electrical Service - Undersized		2 \$179,311	\$179,311
D	Interior Finish Improvements (Paint, Carpet, Flooring, Ceiling, Tile, Etc)	Paint Done Need Carpet	3 \$100,193	\$100,193
E	Irrigation System Replacement	Minor	\$0	\$20,000
F	Select Exterior Window Replacement	Primary & 3rd grade	3 \$51,353	\$51,353
G	Roof Replacement	High	2 \$50,069	\$50,069
H	Replace Boiler	High	2 \$46,581	\$46,581
I	Interior Signage Program	High	3 \$4,980	\$4,980
Unassigned Requirement List Items				
aa	Intercom & Paging System Replacement	High	1 \$44,991	\$44,991
bb	Communications-Clock System	High	2 \$41,782	\$41,782
cc	Fire Sprinkler	High	4 \$109,881	\$175,000
dd	Accessibility at Restrooms (ADA)	High	5 \$81,713	\$81,713
FCA Subtotal			\$908,256	\$993,375
Program Compatibility Assessment (PCA)		Priority	Budget Cost	Proposed Cost
A	Music Improvements	Music High	1 \$226,800	
B	Art Room Improvements - Kiln Rm 230 needs rated enclosure	Storage	1 \$29,652	
	Enlarge Library	High	2 \$195,989	
C	Expand Administration Office & Health	High	2 \$341,880	
D	Provide Small Group Teaching Spaces	High	1 See F below	
E	Provide Kindergarten Remodel	High	1 \$123,900	
F	Provide Additional Classrooms	High	1 \$412,440	
G	Improve Open Space Classroom Acoustics	High	2 \$84,000	
Unassigned Requirement List Items				
aa	Café Rm 102, Kitchen Rm 103, Lounge Rm106 Too Small - Addition/Remodel	High	2 \$386,400	
bb	Gym Storage Rm 401 & 408 Too Small - Addition/Remodel	High	2 \$75,600	
cc	Restrooms (Too Small) - Remodel - ADA	High	2 \$90,720	
PCA Subtotal			\$1,967,381	\$0
Multi-Use Outdoor Facilities (MUOF)		Priority	Budget Cost	Proposed Cost
A	Upgrade Playground Surfacing, Equipment and Fencing	High	PNA1 \$218,148	\$74,246
B	Provide adequate curbing and drainage	High	see A	see A
C	Preplace aged and/or unsafe playground equipment	High	PNA2 \$151,704	see A
D	Make playgrounds ADA accessible	High	see C	see A
MUOF Subtotal			\$369,852	\$74,246
Base Expenditure			\$3,245,488	\$1,067,620
Construction Budget - Schedule "A"			\$3,231,309	
Balance to spend on unbudgeted items			-\$14,179	\$2,163,689

Unbudgeted "Wish List" Scope Items				
Unbudgeted Work		Priority	Budget Cost	Proposed Cost
1	Haz Mat - Abatement of Asbestos (Piping)	High	unknown	
2	Accessibility at Restrooms (ADA)	High	see FCA Item dd and PCA Item dd above	
3	Dedicated Kindergarten Play Area	High		
4	HVAC Replace all Unit Ventilators	High		
5	HVAC at Computer lab	High		
6	Storage for all grades	High		
7	Coathooks & Backpack system for all kids	High		
8	Accessibility and Circulation	High		
9	Remove all Lifts - if possible	High		
10	Delivery control	High		
11	Exterior and Parking Lot Lighting - Safety	High		
12	Site Circulation & vehicle flow	High		
13	Increase Parking lot capacity - 70 spots	High		
Unbudgeted Subtotal			\$0	\$0
Total "Base Expenditure + Unbudgeted"			\$3,245,488	\$1,067,620
Balance available			-\$14,179	\$2,163,689

