

WTW Project No. 71-4012

Attending:

Representing:

Email:

Dr. Michael Panza	West Jefferson Hills School District (WJHSD)	mpanza@wjhsd.net
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Betsy Kane	Turner Construction Company	bkane@tcco.com
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Larry Payne	WTW Architects	lpayne@wtwarch.com
Paul Whealdon	Fahringer, McCarty, Grey, Inc.	pwhealdon@fmginc.us
Judy Holland	West Jefferson Hills School District – Resident	
Shannon Holland	West Jefferson Hills School District – Resident	

Meeting Location: Thomas Jefferson High School – Cafeteria

Meeting Purpose: Thomas Jefferson High School Bidding and Negotiation Update.

Items of Discussion:

1. Dr. Panza welcomed all those attending and provided an overview of the agenda.
2. Dr. Panza introduced Bob McTiernan of Tucker Arensberg Attorneys as the new solicitor for West Jefferson Hills School District.
3. T. Risley reported that he has been collaborating with Gifted Support teacher Mr. Giger on the pursuit of a grant from the Allegheny County Conservation District. The grant is for \$10,000 and requires a \$2,000 match from the school district. The initial letter of interest has been submitted. A full proposal is the next step in the process. Results may be known as early as April or May of this year.
4. K. Pancoast mentioned the possibility of a Wellness and Health grant that may be offered by the Jefferson Foundation. He intends to do more research and provide further information at a future meeting.
5. Dr. Panza and R. Snodgrass reported on the impact of the Golden Triangle water line installation along Old Clairton Road. Golden Triangle has been utilizing the construction entrance as a lay down area. There has been no adverse impact on the ongoing Phase 1 site stability work. It was reported that the water line installation is behind schedule so use of the construction entrance may be required longer than expected. FMG will be providing a drawing which locates the water vault.
6. R. Snodgrass received a quote for a construction trailer to act as Turner's on site office of \$850 per month for a 26 month duration. He has investigated the possibility of purchasing and reselling a used construction trailer and has determined that the rental is a more cost effective solution.
7. R. Snodgrass reported that he received a request from Allegheny County to have four Construction Entrance signs installed along Old Clairton Road two along each approach. K. Johnson of Turner is researching the recommended procedure for installing the signs.

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8. Dr. Panza provided an update on the action of the School Board related to award of contracts and selected alternates.

a. Base bid contractors and contract amounts are as follows:

Prime Contract		Base Bid
General Construction	Nello Construction Company	\$41,997,000
Plumbing	Wheels Mechanical Contracting	\$3,596,000
Fire Suppression	Preferred Fire Protection	\$915,900
HVAC	Ruthrauff Sauer	\$8,600,000
Electrical	Kirby Electric	\$8,380,000
Food Service	Commercial Appliance Contracts	\$769,862
Total:		\$64,258,762

b. General Construction contract with accepted alternates is as follows:

Selected Alternate	Description	Value
	Base Bid	\$41,997,000
1	Screen Walls at Areas C & D with Roof	\$875,000
2A	Ceramic tile pool finish and ceramic tile accents	\$185,000
5	Extend Dock Canopy to Dock Edge	\$12,000
6	Provide Additional Auditorium Stage Line Sets	\$115,000
7	Use 2'x2' ACT Selected Areas	\$20,000
8B	Epoxy Terrazzo in Specified Public Space	\$920,000
16	Add Card Access at Classroom Doors	(\$30,000)
Site-1	Paved Parking between Softball & Practice Fields	\$115,000
	Total Contract Award	\$44,209,000

c. Plumbing Construction contract with accepted alternates is as follows:

Selected Alternate	Description	Value
	Base Bid	\$3,596,000
18	Compressed Air at Tech. Ed., Art Classrooms & Garage	\$18,000
19	Soldered Connections	\$20,000
20	Metal Roof Drain Baskets	\$12,500
	Total Contract Award	\$3,646,500

d. Fire Suppression Construction contract with accepted alternates is as follows:

Selected Alternate	Description	Value
	Base Bid	\$915,900
1	Screen Walls at Areas C & D with Roof	\$55,400
	Total Contract Award	\$971,300

e. HVAC Construction contract with accepted alternates is as follows:

Selected Alternate	Description	Value
	Base Bid	\$8,600,000
	No Accepted Alternates	\$0
	Total Contract Award	\$8,600,000

f. Electrical Construction contract with accepted alternates is as follows:

Selected Alternate	Description	Value
	Base Bid	\$8,380,000
1	Screen Walls at Areas C & D with Roof	\$43,351
5	Extend Dock Canopy to Dock Edge	\$1,375
15A	Provide Additional Auditorium Stage Line Sets	\$46,717
15B	Use 2'x2' ACT Selected Areas	\$37,246
16	Add Card Access at Classroom Doors	\$196,548
22A	Theatrical Lighting System; Add Follow Spotlights	\$108,086
22B	Theatrical Lighting System; Add Lighting Fixtures	\$66,600.60
23	Change Wireless Microphones From Shure To Sennheiser	(\$2,140)
24	Theatrical Lighting System; Add TV Studio Lighting Fixtures	\$40,969.50
25A	Theatrical Lighting System; Add Theatrical Lighting Controls	\$52,500.80
25B	LGI - Add Theatrical Lighting Fixtures	\$40,757.20
Site-1	Paved Parking between Softball & Practice Fields	\$27,016.
Site-2	Add Lighting and Wiring for Tennis Courts	\$137,027
	Total Contract Award	\$9,176,054.10

g. Kitchen Equipment contract with accepted alternates is as follows:

Selected Alternate	Description	Value
	Base Bid	\$769,862
	No accepted Alternates	\$0
	Total Contract Award	\$769,862

9. Dr. Panza provided an overview of the next steps.

- a. Signing of contracts is anticipated to occur at the School Board Work Session on 2/16/16.
- b. A contractor kick off meeting for the project is scheduled to occur on 2/25/16.

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- c. Contractor mobilization is anticipated to occur in the early part of March.
- d. Color and pattern selection of interior finishes will occur as required to allow for delivery lead times.

10.B. Kane opened discussion on change order protocols with a summary of the types of changes that may occur on the project.

- a. Minor Changes to Work
Directed by Architect upon consultation with Owner at no cost.
- b. Construction Change Directive – AIA G714 form
Agreed to by Owner, Architect and CM
Costs and Change Order to Follow – T & M, Unit Cost, Budget amount
- c. Change Order – AIA G701 form.
Final fixed cost and schedule change.

11. The protocol for handling change orders was discussed. Dr. Panza said that he was comfortable with the following protocol.

- a. Change Order Requests costing less than \$4,000 could be acted on by a small designated ownership group.
- b. Change Order Requests costing between \$4,000 and \$10,000 could be acted on by a larger group including School Board members following a 24 hour email evaluation period.
- c. Change Order Requests costing greater than \$10,000 would need to come before the School Board prior to being acted on.

It was agreed that this discussion could be tabled until the next meeting when missing members would be present and people would have time to think about Dr. Panza's suggestion.

12. Potential changes to Phase 1 contract work were discussed.

- a. On 2/4/16 WTW issued drawings as part of Modification #1 to add a driveway culvert to allow water run-off to pass below the bus access driveway and into the wetlands location. P. Whealdon outlined the scope of the work and the reason it was suggested by R&B Contracting and Excavation. B. Kane provided an estimate for the work. P. Whealdon said that the addition of the proposed culvert would allow more water to feed the wetlands and make it less likely to dry up. However, he said that the proposed culvert is not required and the current design will allow the water to properly drain along the side of the bus access driveway without damaging the driveway itself. B. Kane reported an estimated value in excess of \$30,000. The committee decided not to pursue the change since it was not required and the cost was too substantial.
- b. The proposal from WTW to provide additional services for additional landscape design at the bus access road adjacent to neighboring properties was rejected. The School District intends on selecting and planting landscaping independently.

13. Potential changes to Phase 2 contract work were discussed.

- a. B. Kane reported that Nello Construction contacted her after the bid opening and offered to provide the Myrtha Pool as described in the specifications and drawings as Alternate 2B at the same price as the ceramic pool which the construction committee previously recommended to accept. During earlier discussion of which alternates to accept the committee expressed a desire for a Myrtha Pool but chose to recommend the ceramic pool because Nello had not provided a cost for Alternate 2B on their bid form. B. Kane said she was told Nello had not received a bid for Alternate 2B in time to include it on their bid form but did receive a number post bid which allowed them to make this no cost offer. WTW reported that regardless of which pool alternate would have been selected it would not have changed Nello's position as the low bidder. Given the no cost change and their desire to have a Myrtha Pool the committee decided to recommend accepting Nello's no cost change to provide Alternate 2B. The committee also agreed to pay the additional design services cost associated with the design and documentation of the Myrtha Pool alternate.
- b. As Phase 1 work has progressed R&B opted to over excavate the area of the site adjacent to the designed retaining wall next to the District Administration Office. Although this was not the intent

shown on the drawings it is a solution that benefits the School District because it shortens or potentially eliminates the need for a retaining wall at that location. The drawings called for a retaining wall and limited the amount of excavation in this area because of how steep the slope was and the volume of excavation that would be required to set back far enough to provide a minimum 2 to 1 slope. R&B felt it was more cost effective to over excavate at that location rather than locations shown on the contract drawings because it was closer to areas of the site that required fill. All excavation that occurred was within the allowable limit of disturbance. The result of R&B opting to excavate to a greater extent at that location has opened the door to a possible loop road around the school. The potential savings on the retaining wall owned in the Phase 2 contract could offset costs associated with additional pavement to complete the ring road. Because Phase 2 work is not imminent, the committee decided to table further discussion and a final decision on this topic until a future meeting.

- c. A potential third access road to the site from a road other than Old Clairton Road was discussed. B. Fernandes said he was approached by Gill Hall Fire Hall and others with a concern about additional access in case of major closure of Old Clairton Road. T. Risley stated that the conversation should also be noted that this same issue exists at other school property in the district. However, B. Fernandes said that while this may be true we are building this new property now and that it should be reconsidered since quick access by our First Responders is one of the keys to our student's security. T. Risley commented that early on in the site design phase the committee noted concern with having only access to Old Clairton Road for traffic flow reasons – especially considering the traffic around the current high school. This discussion was not specifically related to emergency access and that the traffic study did not indicate any issues and the long roads leading to the buildings should help alleviate this. District Staff during the initial site design, worked with Jefferson Hills Borough emergency personnel to review site plans and the requirement for an additional road/highway access was not identified as an issue nor was it brought up in the traffic study. What was brought up was the need for additional signage on the building and also a road completely around the building. B. Fernandes said that since he has joined the School Board he has had several inquiries about emergency response access to the new High School and what options there are in the event that Old Clairton Road somehow became impassable. Although it was acknowledged and accepted during design that both of the two access roads connected to Old Clairton Road a higher level of concern and potential significant reduction in emergency response time is resulting in the desire to consider possible solutions for a third means of access. WTW presented diagrams outlining a possible solution to connect to Gill Hall Road via Waterman Road. During the course of discussion it was suggested that there may be a potential option to connect from Waterman Road to Pearson Road and into the site utilizing abandoned roadways and existing right of ways. There was also discussion about considering creating an access to Route 51 which could also serve Jefferson Elementary and simultaneously solve access concerns to that school. A connection to Route 51 would allow both 885 and Pleasant Hills VFD easier access to the schools. R. Snodgrass will investigate possible solutions with the Borough.

14.B. Kane gave an update on Phase 1 construction progress.

- a. R&B is currently 15 days behind schedule. Deep Dynamic Compaction is requiring more effort than anticipated by the contractor thus requiring more time. Some days are also being lost to weather. The contractor is responsible for producing a recovery schedule when falling more than 14 days behind schedule. A recovery schedule has not been produced to date but will be after receiving results of soon to be conducted testing of DDC effectiveness.
- b. D. Panza expressed concern regarding whether issuing Notice to Proceed to Phase 2 contractors could result in delay claims if Phase 1 work is not completed on schedule. B. Kane said that Turner would be overseeing ongoing work to assure R&B is implementing schedule recovery efforts. She also stated that there was some slack at the end of the schedule in the event that a delay occurred at the start.

c. B. Kane recommended issuing Notification to Proceed to all Phase 2 contractors. She commented that there was significant initial work in the preparation of submittals and other tasks that could occur concurrently with the completion of Phase 1 work. The Construction Committee agreed with the recommendation.

Action Items:

1. West Jefferson Hills School District:
 - a. Consider change order procedure protocols to recommend to the School Board in preparation for discussion at next Construction Committee meeting.
 - b. Investigate opportunities for third access to site via Pearson Road with the Borough.
2. Turner Construction:
 - a. Develop a recommended approval matrix for Change Orders that delineates type (expediency related) and \$ authority for committee discussion.

Next Meeting:

1. Construction Committee Meeting – March 10, 2016, Time 5:30 PM, Location: TJ High School – Choir Room
2. Required/Specialized Attendance:
 - a. WJHCC
 - b. Design Team: WTW, G+P & Design Team (as required)
3. Proposed Major Agenda Items:
 - a. WJHSD to issue agenda.
 - b. Discuss change order protocol for recommendation to the School Board.

Any authorized persons who take exception to any statement in this report shall notify the Preparer, in writing, within three (3) days from the date of receipt of this report, stating in detail the correction or omission. Otherwise this report shall be considered correct and final.

Prepared by:

WTW ARCHITECTS
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Project Manager
February 19, 2016

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Thomas Jefferson High School

West Jefferson Hills School District

WJHSD CC BIDDING AND NEGOTIATION MEETING 02

February 11, 2016

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