

Attending:	Representing:	Email:
Dr. Michael Panza	West Jefferson Hills School District (WJHSD)	mpanza@wjhsd.net
Ryan Snodgrass	West Jefferson Hills School District	rsnodgrass@wjhsd.net
John Hosmer	West Jefferson Hills School District - School Board	jhosmer218@comcast.net
Suzanne Downer	West Jefferson Hills School District - School Board West Jefferson Hills School District – Student Reps	suzdowner@gmail.com
Debbie Pozicky	West Jefferson Hills Construction Committee	dpozicky@bc.pitt.edu
Greg O'Hare	West Jefferson Hills Construction Committee	ohareg@hotmail.com
Keith Pancoast	West Jefferson Hills Construction Committee	kpancoast53@comcast.net
Chris Sefcheck	West Jefferson Hills School District	csefcheck@wjhsd.net
Robert McTiernan	Tucker Arensberg	rmctiernan@tuckerlaw.com
Matt Hoffman	Tucker Arensberg	mhoffman@tuckerlaw.com
Betsy Kane	Turner Construction Company	bkane@tcco.com
Greg Smith	WTW Architects (WTW)	gsmith@wtwarch.com
Larry Payne	WTW Architects	lpayne@wtwarch.com
Meeting Location: Thomas Jefferson High School – Cafeteria		

Meeting Purpose: Thomas Jefferson High School Project Updates and Discussion.

Items of Discussion per the Agenda:

1. Dr. Panza welcomed all those attending and provided an overview of the agenda.
2. Dr. Panza gave an update on Golden Triangle's work and shared use of the construction entrance with R & B Contracting. Their work on behalf of the water company is progressing along Old Clairton Road and there have been no issues with the shared site. FMG will be providing Golden Triangle a drawing which locates the water vault and allows for coordination with Nello. *Post Meeting Turner note: Potential Change Order has been created. Nello will be asked for a credit since they will not be doing this work.*
3. R. Snodgrass gave an update on the Conference Trailer to be provided by the District as offices for Turner's on-site staff, WTW's use and jobsite meetings. He recommends Williams Scotsman as the provider for Board approval based on pricing. There is a flat fee that includes set up and tear down, and a monthly fee estimated for 25 months, although it may be a shorter period. This will be on the Board agenda for the March meeting.
4. Dr. Panza reported that all the contracts for Phase 2 are signed, and the Board approved the change order for the Myrtha pool in lieu of the full ceramic tile gunite pool at no additional cost along with paying for the design fee for the Myrtha pool. B. Kane reported that the contractors have provided the Payment and Performance Bonds, non-OCIP insurance certificates and Schedules of Value. Nello has a meeting set for Friday, March 18 with Allegheny County Conservation District at the site, and subsequent to this will sign the NPDES permit as a co-permittee with the District and R&B Contracting. This will allow them to begin work on site maintaining existing Erosion & Sedimentation Controls and constructing the new ones for Phase 2's greater limits of disturbance.
5. Dr. Panza reported on the attendance at the Kick-Off Meeting for Phase 2, held March 2. B. Kane added that the weekly job meetings began on Tuesday March 8th and the coordination process is beginning with a conference call Friday March 11. At the job meeting, Nello distributed their schedule and asked for the other Primes' schedules for integration. L. Payne asked if Submittal Schedules were received. None of the contractors has submitted this yet, but Turner will remind contractors of this obligation.

Procedures to address change orders were discussed, with handouts from Tucker Arensberg showing the flow for the process. B. Kane clarified that any change request from a contractor will be vetted as to being valid, and accurate in both scope and pricing. Both time constraints and limits for levels of approvals were discussed. To have every change run through the committee would slow the process, per D. Pozicky, who felt limits proposed for each level of approval were too low. Debbie was in favor of allocating a pool of money

for discretionary spending by agreement of Superintendent, Facilities Manager, Architect and CM. G. O'Hare concurred and proposed an increase in limits for each approval level, and that the CC be informed of potential/anticipated change orders so discussion could occur. B. Kane said the monthly Board Report includes a listing of Potential Change Orders and this report can be sent to the committee members.

Dr. Panza suggested starting with the lower limits until a comfort level is achieved, and revising them if the process is not working. M. Hoffman has seen comparable limits, but also higher ones with the comfort of the Board being considered. He felt that unforeseen changes are typically associated with underground conditions or renovation, therefore on this project there shouldn't be many change orders hitting a \$10,000 limit. B. Kane had included examples in a handout, and pointed out how a minor change, when multiplied by the number of occurrences, can add up.

Discussion centered on the value of non-Owner-initiated changes that could be approved 1) by agreement of the Superintendent and Facilities Director; 2) by the consensus of the Construction Committee; and 3) by Board action. The consensus of the committee was that changes from \$0 to \$10,000 could be approved by the Superintendent and Facilities Director. Change requests from \$10,001 to \$20,000 would be emailed to the Construction Committee members for any objections, allowing 24 hours for response with the majority decision governing. Change requests over \$20,000 would require Board action. Changes that were Owner-requested would typically have a greater time for discussion at the CC and Board level, and require Board action.

7. Dr. Panza provided an overview of the proposed change orders to this point.
 - a. PCO-001, to change from all ceramic tile gunite pool to Myrtha Pool, was approved by the Board for no cost increase from the contractor. Change Order CO-GC-01 draft was sent to the committee. It was decided that approved change orders would be signed by either Dr. Panza or R. Snodgrass on behalf of the District.
 - b. PCO-002, to connect the Main and Administration parking areas with a road and eliminate the retaining wall, is pending. B. Kane provided a rough range of \$30,000 to 50,000 which does not include re-grading costs for the hillside, since the extent of what will remain is unknown until later in Phase 2. B. McTiernan advised that Gateway Engineers (Engineers for the borough) would view this as an amendment to the plan. Dr. Panza recommended moving forward by having WTW will prepare a design cost proposal for the Board to consider. G. O'Hare stated that there should be no cost for the design since the group was originally told this was not feasible, and now it is. He said that emergency responders wanted this road from the beginning. B. Kane stated that in trying to keep cost down, the retaining wall was chosen over re-grading, and the Planning Commission did not include a request for a ring road. K. Magill agreed that this would be an addition service for WTW. WTW will furnish a proposal for FMG to design the ring road and the Board can take action.
8. R. Snodgrass reported on discussions concerning the stage equipment and a proposed substitution by Nello Construction. As written, the specification would not be met by Pittsburgh Stage, the local provider. Nello petitioned WTW to use Pittsburgh Stage via substitution request and later asked the District to meet with Pittsburgh Stage to see the comparison. No cost savings were proposed by Nello. Ryan met with Pittsburgh Stage and followed up with a meeting at WTW's offices with the Theater Consultant, D. Nash. Based on no mention of savings, it was R. Snodgrass's recommendation to deny the request and hold Nello to the specifications. L. Payne asked for confirmation that the request should be denied. All agreed. *Post Meeting Note: Dr. Panza received a call from Pittsburgh Stage. Pittsburgh Stage stated that the spec is a closed spec, and that there would be a savings to use Pittsburgh Stage. Nello has not yet provided that information.*
9. R. Snodgrass reported on using an all-terrain vehicle to follow the 'paper street' near the western property line from Pearson Road to Gill Hall Road. Using a satellite image, he explained that the terrain is much steeper than it seemed and he could not complete the route. He estimated a 60% grade. D. Pozicky asked why the First Responders are making this request now. Emergency response time is now 9-10 minutes and they wanted a shorter route. It is 8800 lineal feet from Waterman Road to the property line, plus additional footage to the building location. Ryan mentioned that there are other options to explore, including a route

from Jefferson Elementary to Rt. 51 on land already owned by the district but it is also steep. D. Pozicky and G. O'Hare asked that this topic be put on hold.

10. Dr. Panza asked if the required permits were in order. While the contractors are in the process of obtaining the permits they need, no issues were anticipated.
11. B. Kane utilized a slide presentation to show the site progress via photographs taken that day. The bus entry road is close to Old Clairton Road and has changed from a fill operation to a cut operation. The contractor completed the installation of a lay down area for the Phase 1 mine grouting operation and Phase 2. The Upper Level deep dynamic compaction (DDC) is complete, and both cranes have moved to the Lower Level where DDC is progressing. At this point, the operation is very weather dependent. Greg O'Hare asked for the timeline for Phase 1 completion and Phase 2 start. Betsy Kane responded that Phase 1 ends on May 6, while Phase 2 will begin after a meeting with the Allegheny County Conservation District (ACCD) on-site on Friday, March 18, and the signing of the permit. Specifications were written to note that the site is a shared site initially, which will allow the Phase 2 contractor to begin Erosion and Sedimentation work. The mine grouting subcontractor has brought equipment onto the site and are to begin operations March 14. *Post Meeting Note: Drilling operations began on March 14.*

G. Smith reported that 6 passes of DDC were done on the Upper Level, two more than specifications required. Testing occurred after the 4th pass, and while the DDC was shown to be effective, Geo-Mechanics also did calculations to determine settlement once building loads were applied. They found that settlement for the larger column foundations (8' x 8' and greater) was closer to 1" different than settlement at the smaller foundations. They prefer to see differential settlement under ¾". More DDC is not recommended as it is a case of diminishing returns (i.e. passes 7 and 8 will fail to further compact the soil but will heave the soil around the crater). Geo-Mechanics is proposing that 'select granular fill' such as #57 stone or 2A classified material be used under the larger footings (8' x 8' or larger) as opposed to the 'inert fill' currently specified. They feel this will be an additional precaution at a reasonable cost (roughly \$20,000).

To explain further, P. Alvi added that, in general, every round of DDC achieves compaction but by the 7th and 8th rounds, when you see heaving it is better to evaluate the compaction achieved. Since footings range from 4' x 4' to 14' x 14' depending on loads, he analyzed footer size vs. settlement that occurs when a load is applied. All soil is elastic and will compress under loading, but settlement should not be over 1" so there is no differential distribution of the load. In order to get even settlement, the larger footings need improved material under them for less compressibility. Alternatively, these larger footings could be broken into smaller units supporting more columns, but that would be more costly. Improving the ground beneath the larger footings would be the better method. He also explained that this suggestion is based on his review of test results and analysis of the Upper Level but he expects the Lower Level to have similar results. G. O'Hare asked if this was common, and P. Alvi replied that many techniques are used in foundations. Sometime stone columns are created beneath footings. This site was a challenge from the start but their decisions on how to mitigate the shortcomings was based on the most economical way, and he sees this change as added insurance. P. Alvi will have a final recommendation when the Lower Level is complete. B. Kane will add this as a Potential Change Order.

12. Dr. Panza reported that WTW and Turner have provided the information needed for PlanCon Parts F, G, and H and that these will be on the agenda for the April board meeting.
13. Meetings are scheduled for April 14, May 12 and June 16, however D. Pozicky stated that unless there are agenda items that require a meeting, the committee should not meet. The meeting for April was confirmed; the meeting for May is tentative.
14. The discussion for Scheduling Software was postponed until the April meeting.
15. R. Snodgrass reported on the costs for a live web cam that provides time lapse and live video. The cost is \$4000 plus \$3200 for a solar panel and \$325 usage fee per month. An example can be viewed at www.workzonecam.com. He noted that at the kickoff meeting, a contractor mentioned litigation over the use of live video on a jobsite during steel erection.

16. B. Kane distributed a spreadsheet with the results of the RFP for Testing Services. The committee felt that CEC presented the best pricing and M. Hoffman will provide a contract pending Board approval.

17. The District has been named a finalist in the \$10,000 grant from the Allegheny County Conservation District. Mr. Giger will be working on a plan to be submitted for the final round.

Action Items:

1. West Jefferson Hills School District: None
2. Turner Construction: None
3. WTW Architects: None

Next Meeting:

1. Construction Committee Meeting – April 14, 2016, Time 5:30 PM, Location: TJ High School – Cafeteria
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. Scheduling Software discussion.

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:

Betsy Kane
Turner Construction
March 16, 2016

Distribution:

Name:

Attendees

Patty Zeleznick
Kerri Gonot
Jill Bertini
Carolyn Bourgeois
Dave Dominick
Anna Louise Lilley
Darlene Schreiber
Debbie Pozycki
Gregory O'Hare
John Rambo
Aaron Donahue
Kurt Johnson

Representing:

West Jefferson Hills School District
West Jefferson Hills School District - School Board
West Jefferson Hills School District - School Board
West Jefferson Hills School District - School Board
West Jefferson Hills School District - School Board
West Jefferson Hills School District - School Board
West Jefferson Hills School District - School Board
West Jefferson Hills Construction Committee (WJHCC)
West Jefferson Hills Construction Committee
West Jefferson Hills School District (Foodservice)
Turner Construction Company (TCCo)
Turner Construction Company

Email:

pzeleznick@wjhsd.net
gonot@yahoo.com
jill.18@verizon.net
bourgje@verizon.net
davedominick@gmail.com
lilleyall@comcast.net
darleneschreiber@gmail.com
[dpoyzcki@bc.pitt.edu](mailto:dpozycki@bc.pitt.edu)
ohareg@hotmail.com
jrambo@wjhsd.net
adonahue@tcco.com
kjohnson@tcco.com

Bob Goetz Trans Associates (TA)

goetzb@transassociates.com

Thomas Jefferson High School

West Jefferson Hills School District

WTW Project No. 71-4012

Stefanie Bako	Tower Engineering (ESTC)
Tom Gorski	Tower Engineering
Mike Miller	Barber & Hoffman, Inc. (B&H)
Jim Pospisil	Barber & Hoffman, Inc.
David Brooks	Fahringer, McCarty, Grey, Inc. (FMG)
Megan Sweringen	Fahringer, McCarty, Grey, Inc.
Ken Kistler	McFarland Kistler & Associates (MKA)
Ted Wallover	Wallover Architects, Inc. (WAI)
Susan Wallover	Wallover Architects, Inc.
Lisa Whitmeyer	Wallover Architects, Inc.
Javaid Alvi	Geo-Mechanics, Inc. (GMI)
Pervaiz Alvi	Geo-Mechanics, Inc.
Greg Vizza	VizzAcoustics (VA)
David Nash	StoweNash Associates, LLC (SNA)
Steve Parker	Grimm+Parker Architects (G+P)
Anthony Lucarelli	Grimm+Parker Architects
Kieran Wilmes	Grimm+Parker Architects
Laura Meador	Grimm+Parker Architects
Billy Arias	Grimm+Parker Architects
Rich DeYoung	WTW Architects
Jeff Krill	WTW Architects

WJHSD CC BIDDING AND NEGOTIATION MEETING 03

March 10, 2016

sbako@estower.com
tgorski@estower.com
mmiller@barberhoffman.com
jpospisil@barberhoffman.com
dbrooks@fmginc.us
msweringen@fmginc.us
kkistler-mka@comcast.net
ewallover@walloverarchitects.com
swallover@walloverarchitects.com
lwhitmeyer@walloverarchitects.com
jalvi@geo-mechanics.com
palvi@geo-mechanics.com
greggvizza@vizzacoustics.com
david@stowenash.com
sparker@gparch.com
alucarelli@gparch.com
kwilmes@gparch.com
lmeador@gparch.com
barias@gparch.com
rdeyoung@wtwarch.com
jkrill@wtwarch.com