

Attending:

Dr. Michael Panza
Tracy Harris
Bonnie Dyer
Ryan Snodgrass
John Hosmer
Suzanne Downer
Carolyn Bourgeois
Chris Sefcheck

Representing:

West Jefferson Hills School District (WJHSD)
West Jefferson Hills School District
West Jefferson Hills School District
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
West Jefferson Hills School District – Student Rep
West Jefferson Hills Construction Committee
West Jefferson Hills Construction Committee
West Jefferson Hills Construction Committee
West Jefferson Hills Construction Committee
West Jefferson Hills Construction Committee
Tucker Arensberg
Tucker Arensberg
Turner Construction Company
WTW Architects (WTW)
WTW Architects

Email:

mpanza@wjhsd.net
tharris@wjhsd.net
bdyer@wjhsd.net
rsnodgrass@wjhsd.net
jhosmer218@comcast.net
suzdowner@gmail.com
carolynb@dietrichcharitabletrust.org
csefcheck@wjhsd.net

Debbie Pozicky
Greg O'Hare
Keith Pancoast
Tom Risley
Kelly Magill
Robert McTiernan
Matt Hoffman
Betsy Kane
Greg Smith
Larry Payne
Meeting Location: Thomas Jefferson High School – Cafeteria

dpozicky@bc.pitt.edu
ohareq@hotmail.com
kpancoast53@comcast.net
trisley001@gmail.com
kmagill@af-engineering.net
rmctiernan@tuckerlaw.com
mhoffman@tuckerlaw.com
bkane@tcco.com
gsmith@wtwarch.com
lpayne@wtwarch.com

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

Items of Discussion per the Agenda:

1. D. Pozicky 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.*

4-12-16 Update: Golden Triangle's work has reached the district property. They will continue to past Jefferson Elementary and then come back to install the vault and water line across the road.

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.

4-12-16 Update: The trailer rental was approved March 29. Placement is pending site prep by Nello.

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.

Item closed

4-12-16 Update: Board approved selection of CEC for construction testing. Both Nello and their excavation subcontractor have signed the NPDES permit.

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.

Item closed

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. Pozycki, 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.

4-12-16 Update: Board approved the Change Order process per the committee recommendation. Phase 1 Change Order for \$4019 is being issued to R&B Contracting for the relocation of the Dorso gas line in the cut area of the bus drive. Monies were held in the UTILITY RELOCATIONS portion of the budget for this purpose, but the payment is being issued to R&B because Dorso wanted to utilize them for all but the actual line splice and re-connection. R&B is paying Dorso for this service.

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. Item closed
 - 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.

4-12-16 Update: WTW has agreed to design the Ring Road on a Time and Material basis, Not To Exceed their 3/18/16 proposal of \$12,750.

8. 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. Pozycki 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. Pozycki and G. O'Hare asked that this topic be put on hold. Item on hold

9. 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.

4-12-16 Update: R. Snodgrass reported that the district paid the sewer fees required by Clairton and Jefferson Borough and this enabled getting the Building Permit. B. Kane reported that the Plumbing Permit Application to Allegheny County was in progress.

10. 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 3/4". 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.

4-12-16 Update: B. Kane report that weather and soft spots continue to hamper Phase 1 progress. Additional testing after the 4th pass was not encouraging and GeoMechanics is requiring passes 5 and 6 on portions of the Lower Level. This will mean that the April 18 date for completion of DDC will not be met. G. O'Hare asked if the contractors were working weekends and 12 hour days. They are working weekends, weather permitting, but Sunday work is not permitted by the Borough. The excavated lower level remains wet for a longer period than did the plateau of the upper level, and until it dries out, work is not possible. With good weather, the May 6 completion day will stand.

Mine grouting is essentially complete on the Upper Level and drilling will begin on the approved sections of the Lower Level next week. This operation is a quick one, and once DDC is complete they will immediately follow. The remainder of R&B's work is seeding (pending better weather conditions) and final survey.

Phase 2 is progressing with Submittals by the Plumbing Contractor and Food Service Contractor more than 50% complete. The General Contractor, HVAC Contractor, and Electrical Contractor have started submittals. L. Payne said a submittal schedule with the items requiring color selection and coordination is due. B Kane has requested this of the contractors, and will remind them at the next meeting of their obligations, but suggested creating a list for the contractors. L. Payne said payment approvals will be held until this is resolved. Colors are needed to coordinate interior and exterior products and have time to present these to the committee for approval.

Phase 2 schedule is in progress and the contractors anticipate a final, agreed upon schedule within 2 weeks. Letters were received from Nello and Kirby stating that foundations could not begin on April 1 as stated in the specifications. B. Kane sent a response stating that without a schedule, it was not possible to see if a later start impacted the milestone dates. Milestone dates can be adjusted if it is shown that the later start does not allow them to be met. At this point, the in-progress schedule shows completion ahead of the 6/1/18 milestone completion date.

11. 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.

4-12-16 Update: Part F, Review of Bid Specs and Drawings, is complete. Dr. Panza, T. Harris, L. Payne and G. Smith met to finalize the Part G submission (which includes Phase 1 and Phase 2) and T. Harris will coordinate Part H, Project Financing, with bond counsel, in preparation for Board approval of Parts G & H. Since multiple bond issues are planned, additional Part H approvals will be required. T. Harris reported that the state legislature approved borrowing for PlanCon reimbursements, and WJHSD is due monies on prior projects.

G. Smith presented brick samples of what was specified. The red panel showed the variation in color and L. Payne explained that the plain reds would form the field and the flashed brick and darker brick constitute a smaller percentage and would be worked into the field. The buff sample was darker than committee members expected, since renderings showed this as white. L. Payne explained that these were the samples selected at a prior committee meeting. D. Pozycki reminded members of the concern for maintenance of white brick was the basis for this selection. Metal panels, trim, and grout will be matched to this brick. The group suggested altering the renderings to reflect the color so everyone can better envision the end result.

G. Smith will get full-size samples of the Ground Face Block for review.

Post Meeting Note: Two renderings are included as an attachment to these minutes. L. Payne added that selection was based on cost, aesthetics, palette and maintainability. White brick is more costly and the buff color coordinated better with the masonry units used at the base of the building in addition to showing less dirt.

12. Meetings are scheduled for April 14, May 12 and June 16, however D. Pozycki 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.

4-12-16 Update: L. Payne and G. Smith requested that the committee meet in June to review samples of additional exterior and interior materials. This is sufficient time for the contractor to provide samples for lockers, gym seats, walls etc. and for the architects to coordinate the interior color scheme.

13. The discussion for Scheduling Software was postponed until the April meeting.

Item closed

4-12-16 Update: This topic was withdrawn from the agenda.

14. 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.

4-12-16 Update: R. Snodgrass reported that the camera arrived 4/12 and he will get it placed asap, initially overlooking the athletics wing. Camera will be linked to the website, which also houses the minutes of the meetings, renderings and still photos of progress thus far.

15. 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.

Item closed

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

4-12-16 Update: None provided. *Post Meeting Note: T. Risley and R. Snodgrass accompanied Tim Schumann of Peters Creek Watershed, John Thatcher, former Allegheny County Conservation District member, Rick Moore, geologist, & Jefferson Hills EAC, and Tom Donohue on a walk from Beam Run up to the school property. They reviewed the areas and projects outlined in the grant and took a look at the options of connecting a trail from the District Property to the Montour Trail.*

17. R. McTiernan and M. Hoffman reported on their research and proposed response to the letters received from Nello Construction and Cost Masonry. Both firms objected to the required clearances since their workers do not have contact with students, and based these objections on a case currently in appeal. The solicitor will recommend a course of action to the Board based on specific language in the Prime's contract with WJHSD. Wheels Mechanical has already submitted all the clearances.
18. C. Sefcheck asked several questions on behalf of B. Fernandes who could not attend the meeting:
 - a. Status of the additional Access Road – This had been put on hold in a previous meeting as it requires extensive engineering review for feasibility, and legal and borough input.
 - b. Status of the Acoustic Package bid – This package is a subcontractor of the General Contractor's (Nello's) subcontractor (RAM Acoustical). B. Kane said it had not been awarded, but that the local acoustic panel manufacturer, along with others, was in discussion with the subcontractor for scope review. Final decision is by RAM Acoustical. D. Pozycki said the Architect and CM followed protocol by advising the manufacturer how to get his products reviewed for "as equal" and included in bid specs, and providing information on the GC bidders. T. Risley stated that the process was open and a fair chance was given.
 - c. Future Use of the District Administration Building – Could this building be converted for Alternative Education or On-line Programs, or will it be sold? Committee members pointed out the Cost/Benefit analysis done during design as a reason for including the DAO in the project. The condition of the building, maintenance costs, and access (the entry road will be removed) would seem to make re-use prohibitive, but this is a Board decision.
19. D. Pozycki brought forth several items that need to be addressed by the committee in the near future.
 - a. A list of items not yet defined (i.e. telecommunications, security etc.) but included in the contract
 - b. A list of items to be supplied by the District (i.e. furniture, fixtures, equipment) and their timing and cost considerations. Dr. Panza said he and R. Snodgrass have had preliminary discussions, and R. Snodgrass has met with vendors and explained it will be an open bid process with some items coming from the existing school. T. Risley asked if curriculum will drive some discussion and selection and noted the HS principal needs to provide input. T. Hosman noted that while FFE and Technology funds are included as a percentage in the budget shown to the community, things "in the budget" are somewhat discretionary, because existing furniture can be re-used. Dr. Panza said the conversation needs to begin: an order should be placed no later than 1/2018 meaning bids should occur by 9/2017.
Post Meeting Turner Note: As WTW has defined most of these items on the contract drawings and Turner has maintained a list of items pulled as FFE during Value Engineering, they will formalize a list.
 - c. Conflict of Interest – vendor approaches in community. Bids already awarded are the result of a transparent design process, and the Board, Administration and Construction Committee can no longer influence a decision.
 - d. Items to be Bid – Where should interested parties be directed? Do all items require bidding? Advertising?
 - e. Addition Board Action Required – Clearly define the CCC role moving forward. What involvement does the committee have regarding the old high school demolition, plans for the District Admin, etc.
 - f. Facility Committee of the Board – When will the Facility Committee become the replacement for the CCC? C. Bourgeois was in attendance and said she would represent the Facility Committee at future meetings.
 - g. Bathroom Facility Design – What is WJHSD policy and does the new HS design conform? T. Risley said the current issue of gender identity is a Board issue, but an opportunity exists to get direction before construction is complete. He suggested the Solicitor and Architect be consulted.

Action Items:

1. West Jefferson Hills School District: None
2. Turner Construction: Notify contractors of required color submittals asap, but prior to end of May. With WTW, prepare lists reflecting #20.a and 20.b.
3. WTW Architects: Provide additional sample materials for exterior. Prepare interior samples for presentation/discussion at June meeting. With Turner, prepare lists reflecting #20.a and 20.b.

Next Meeting:

1. Construction Committee Meeting – May 12, 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.

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
April 18, 2016

Attachments: Renderings with Buff Brick

Distribution:

Name:

Attendees

Patty Zeleznick
Kerri Gonot
Jill Bertini
Carolyn Bourgeois
Dave Dominick
Anna Louise Lilley
Darlene Schreiber
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 School District (Foodservice)
Turner Construction Company (TCCo)
Turner Construction Company

Email:

pzeleznick@wjhsd.net
gonot@yahoo.com
jill.18@verizon.net
bourgie@verizon.net
davedominick@gmail.com
lilleyall@comcast.net
darlenschreiber@gmail.com
jrambo@wjhsd.net
adonahue@tcco.com
kjohnson@tcco.com

Bob Goetz
Stefanie Bako
Tom Gorski
Mike Miller
Jim Pospisil
David Brooks
Megan Sweringen
Ken Kistler
Ted Wallover
Susan Wallover
Lisa Whitmeyer
Javaid Alvi
Pervaiz Alvi
Greg Vizza
David Nash
Steve Parker
Anthony Lucarelli
Kieran Wilmes
Laura Meador
Billy Arias
Rich DeYoung
Jeff Krill

Trans Associates (TA)
Tower Engineering (ESTC)
Tower Engineering
Barber & Hoffman, Inc. (B&H)
Barber & Hoffman, Inc.
Fahringer, McCarty, Grey, Inc. (FMG)
Fahringer, McCarty, Grey, Inc.
McFarland Kistler & Associates (MKA)
Wallover Architects, Inc. (WAI)
Wallover Architects, Inc.
Wallover Architects, Inc.
Geo-Mechanics, Inc. (GMI)
Geo-Mechanics, Inc.
VizzAcoustics (VA)
StoweNash Associates, LLC (SNA)
Grimm+Parker Architects (G+P)
Grimm+Parker Architects
Grimm+Parker Architects
Grimm+Parker Architects
Grimm+Parker Architects
WTW Architects
WTW Architects

goetzb@transassociates.com
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

North Elevation w/ Buff Brick



South Elevation w/ Buff Brick

