

**Attending:**

Beth Wheat  
Tracy Harris  
Suzanne Downer  
John Hosmer  
Debbie Pozzycki  
Keith Pancoast  
Greg O'Hare  
Tom Risley  
Matt Hoffman  
Larry Payne  
Greg Smith  
Betsy Kane

**Representing:**

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 Construction Committee  
West Jefferson Hills Construction Committee  
West Jefferson Hills Construction Committee  
West Jefferson Hills Construction Committee  
Tucker Arensberg  
WTW Architects  
WTW Architects  
Turner Construction

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Meeting Location: Thomas Jefferson High School – Cafeteria

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

**Items of Discussion per the Agenda:**

1. Construction Progress

Site - Sitework on the Main Entry Road is progressing with the rock toe being placed. Sitework is being affected by the stay imposed as a result of the Separations Act lawsuit. M. Hoffman gave a brief update of the status, and said he is reaching out to PDE to advise them of the situation and determine impact, if any.

Building - B. Kane said the lower level foundations are complete, with Slab on Grade in Areas A and C being poured. The cast-in-place concrete wall will be complete in two to three weeks. Underground Plumbing and Electrical is complete in A and C, progressing in D. Upper Level Foundations are upcoming, and Steel delivery will follow the completion of masonry bearing walls in A and C. Additional masons are working on these walls.

Utilities – West Penn Power has responded and is coordinating with the Electrical Prime, Kirby Electric. Peoples Natural Gas and the District have reached an agreement, and the Right of Way will be recorded. A credit will be requested from the Plumbing Prime, Wheels Mechanical.

2. Schedule

*Post Meeting Note: Update schedule was posted 11/8 on the Sharefile site showing a completion date of July 6.*

3. Budget – No discussion.

4. Change Orders and Potential Change Orders

B. Kane distributed the PCO log, where actions were noted under the Comment column. Modification 8 changes totaled for all contractors are resulting in a net deduct however pricing is under review. There is a credit for deleting dampproofing in areas not required. The excavation contractor has requested an additional month for the rental of the rock crusher. Options are being explored to minimize cost, but this will be brought to the attention of the Board.

5. Interior Finish Presentation

G. Smith discussed the need to finalize some interior finishes, basically those that have been presented at the June and October meetings for the Public Corridors, Administrative and District Offices. L. Payne added that the items are ones that will not be affected by any changes in paint color. Grimm + Parker will return at the January 12 meeting to present on the Auditorium, LGI, Seryery and Dining color schemes and to present alternate colors for the Media Center and Natatorium.

G. Smith reviewed slides of building areas from the June meeting and slides of the boards with material & color samples. Decisions were made on the following:

Terrazzo, VCT, Carpet and Base

Display Case, Tackboard, Lockers (corridors and gym changing rooms)

Metal Ceiling, Toilet Partitions, Auxiliary Gym Floor

The court markings on the main gym floor design as approved by the Athletic Director were discussed. The committee did not favor the PIAA and WPIAL logos and suggested a Jaguar or TJ logo is more representative of the kids. K. Pancoast questioned having only one volleyball court as inadequate for tournaments and T. Risley

asked if the curriculum for this area is complete, and if so, if it indicated the need for volleyball courts in each half of the gym. He suggested curriculum should drive this decision and the committee agreed.

G. Smith said the bleachers are not finalized as the manufacturer's yellow is too muddy for the TJ color. Black seats are being considered along with integrating a grey "TJ" into the arrangement.

Auditorium seating manufacturer shop drawings are showing fewer seats than the design drawings. G. Smith is returning the drawings with a request for the correct number of seats.

6. L. Payne said the Loop Road has the approval of the Planning Commission and will be presented to the Board of Supervisors at the November 22 meeting. Approval is expected.
7. T. Risley asked if policies for pool use, gym use are being developed. He noted that the budget cycle currently underway will take the District to June 2018, and the next budget cycle needs to incorporate funding for additional maintenance staff, training/certification of staff on new equipment including the pool, and decisions as to internal or external staffing. J. Hosmer asked when training on equipment needs to start. B. Kane explained the equipment maintenance training included in the specifications for each system would not start until the systems are operating, typically within 3 months of completion. A factory rep or factory certified technician will conduct training and it will be videotaped for future hires. The District will identify who needs the training and their availability. Turner will produce a schedule and help facilitate the training program.
8. T. Risley asked about the Commissioning Agent, who is responsible for conducting functional performance testing of specified systems and sub systems (typically HVAC and control system but could also include Electrical/Lighting, Security, Fire Alarm/Sprinkler). B. Kane has started to write the RFP and plans to have Tower Engineering review and make recommendations as to which systems should be included. The RFP should be issued in January for a February award, which is enough time for the successful firm to review shop drawings and submittals, observe installation, become involved in issues and observe start-ups and training. Funding for this service is in the budget.

#### OLD BUSINESS: 11/10/16

See October 13, 2016 Meeting Minutes for additional background on these topics.

1. Restroom Design (see also item 6.g)  
11/10/16: L. Payne is attempting to reach the County Health Department to discuss regulations but calls have not been returned.
2. Furniture (see also item 6b)  
11/10/16: R. Snodgrass reported at the Owner Meeting that the inventory has been completed, and he and C. Sefchek have met with a vendor of school furniture to discuss the process. Options on selecting a vendor or designer will need to be discussed with the Board. Order for furniture delivery should occur in January 2018.
4. Pearson Road to Gill Hall Road Emergency Connector.
9. Grant from the Allegheny County Conservation District.
10. Furniture, Furnishings, Equipment
  - a. A list of items not yet defined (i.e. telecommunications, security etc.) but included in the contract
  - b. Items to be supplied by the District (i.e. furniture, fixtures, equipment)
  - c. Conflict of Interest – community vendor approach
  - d. Items to be Bid – Where should interested parties be directed?
  - e. Additional Board Action Required –CCC role moving forward; Use of DAO and HS after move.
  - f. Facility Committee of the Board – involvement in FFE planning, decisions
  - g. Bathroom Facility Design –WJHSD policy to be established
19. Wheels Mechanical Lawsuit on the Separations Act  
11/10/16: M. Hoffman advised the committee that the ruling of the lower court is being appealed to Commonwealth Court, with some provisions of the original order denied a stay.
21. PlanCon Part I
  - 1) Required for Change Orders in excess of \$19,400 including OCIP and Builders Risk Insurance costs.
22. Action Items:

Item on hold

1. West Jefferson Hills School District: Review Curriculum for Gym and court markings; develop policies for gym and pool use; review maintenance needs for Summer 2018 and forward.
2. Turner Construction: Present CO requests to Board and Administration; write RFP for commissioning.
3. WTW Architects: Submit PlanCON Part I; Consult with Allegheny County Health Department; Continue interior color selections; Review Monticello colors

**Next Meeting:**

1. Construction Committee Meeting – January 12, 2017, Time 5:30 PM, Location: TJ High School – Cafeteria

**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  
November 18, 2016

Attachments: none

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