

**Bellevue Public Schools
Bond Oversight Committee Meeting**

LeMay Elementary School

6:00 PM, Tuesday, July 25th, 2017

Agenda Items

1. Welcome
2. Technology Update/Discussions
3. Project Updates
 - a. Review of status of Bertha Barber, Twin Ridge and LeMay building projects.
 - b. Field projects at West High and East High are 100% completed.
 - c. Review of current pay requests submitted by the respective project Contractors.
 - d. New roofing projects at Bellevue West and Leonard Lawrence.
4. Bellevue East High HVAC
 - a. Process/timeline
 - b. Commissioning agent
5. Safety/Security Updates
6. Transportation Updates
7. Website Development Review
8. Questions
9. Tour of LeMay Elementary Updates
10. Adjournment

CURRENT PROJECT SUMMARIES

Bellevue West/East Field Replacement

- Work on the field replacement at both schools is complete and punchlist items have been completed. The fields are ready for full use by the schools.

Bertha Barber Elementary Life Safety/HVAC Upgrades

- Fire Sprinkler: Water main was tapped 7/18 for connection to interior piping. Interior piping systems is essentially completed and is awaiting flushing of incoming water main to complete piping system.
- Fan Coil Installation: Ongoing with installation anticipated being complete by July 31st. Minor delivery schedule delays and in-place modifications of ductwork have delayed completion a bit, but the Contractor is still confident that work will be completed by the scheduled August 4th deadline. It is anticipated that the work in the upper floor classrooms will be completed by the end of the day on July 28th, which will be turned over to the school for final cleanup and preparation for the start of school. The remaining lower floor classrooms will be turned over as soon as the work is completed the following week.
- Chiller Unit: Unit has been started up. Manufacturer's start-up rep determined a refrigerant leak in one of the circuits/coils which revealed a bad coil. Manufacturer is looking further into repair timetables and scheduling. One circuit is still operational so that will provide partial cooling. The representatives from the Manufacturer have been notified of the urgency for a solution and they are moving ahead with getting replacement parts as soon as possible and we are awaiting a timetable from the manufacturer for the final schedule.
- Overall Schedule: The Contractor is still indicating that everything will be substantially completed by the August 4th timetable originally established in the project schedule. There will likely be some minor finish work ongoing between the 4th and the 10th, but it is anticipated that the Contractor's work will be fully completed by the start of school
- Change Orders:
 - Add "Oil Minder" system to elevator sump pump per City of Bellevue Plumbing Inspector
 - Modification of ductwork sections and piping configuration at fan coils due to fan coil units being physically larger than original units. The exact magnitude of any additional costs is not known at the present time but the Contractor is moving ahead on a T & M basis.
 - Additional main line valves for 2-way vs. 3 way valves.

Twin Ridge Elementary Life Safety/HVAC Upgrades

- Fire Sprinkler: Primary piping inside building is generally complete. Final connections still need to be made and will be completed when the new water main installation is completed, flushed and tested.
- Water Main: Utility Contractor started staging on the site on 7/24 and work will be ongoing through about August 1st.
- Chiller Unit: Start-up of chiller was completed on 7/12 and the air conditioning system is running.
- Fin Tube Units: The fin tube units for the classrooms were shipped on 7/17 and delivered on 7/24, which was about a week ahead of what was originally scheduled and helps tremendously on the installation window of completion.
- Door Frames: The new frames for the security entrance and the new refrigeration room walls arrived on the site on 7/24 so that installation will be proceeding this week.
- Overall Schedule: The Contractor is still indicating that everything will be substantially completed by the August 4th timetable originally established in the project schedule. There will likely be some minor finish work ongoing between the 4th and the 10th, but it is anticipated that the Contractor's work will be fully completed by the start of school
- Change Orders:
 - Relocate electrical panel in elevator equipment room per State Elevator Inspector.
 - Eliminate replacement of fire alarm panel (credit).

LeMay Elementary Life Safety/HVAC Upgrades

- Fire Sprinkler: All piping to be completed by the end of July and all final connections completed as well.
- Water Main: Completed and inspected by Fire Marshal.
- Chiller Unit: Chiller is installed. Piping work ongoing. Start-up of chiller tentatively scheduled for July 31st.
- Unit Ventilators: Unit ventilators have arrived with installation ongoing. Installation ongoing for installation of replacement of corroded piping.
- Overall Schedule: The Contractor is still indicating that everything will be substantially completed by the August 4th timetable originally established in the project schedule. There will likely be some minor finish work ongoing between the 4th and the 10th, but it is anticipated that the Contractor's work will be fully completed by the start of school.
- Change Orders:
 - Add additional light pole at NW corner of parking lot area
 - Add additional attachment clips and back boxes for exterior light fixtures around perimeter of building
 - Build new chase for fire department connection (relocated due to direction of Fire Marshal)
 - Additional labor for dewatering trench for new water main.
 - Modification of circuiting of existing exterior lighting circuits to tie into common method of operation
 - Install screens over unit ventilator louvers
 - Add insulation at west vestibule soffit.
 - Replace existing corroded hydronic piping leading to chases serving classroom ventilator units

West High Roofing

- Preconstruction meeting held on July 18th. Materials will not arrive on site until first week of September thus work will need to be completed around school activities. The administration at West has indicated that they will move classes around as necessary that would be immediately under the work areas. It is anticipated that the Contractor will be completing around 2,000 to 3,000 square feet per day which would equate to around 4 classrooms impacted on a daily basis. The areas to the north end of the building would have the most impact on school activities. Once we get to the south end of the building, the ongoing work has a lesser impact on school work. Contractor will be coordinating with the school staff on a weekly basis on Thursdays or Fridays so that the school can plan around ongoing work activities.

Leonard Lawrence Roofing

- Preconstruction meeting held 7/18. Shingle installation work will begin ASAP and is anticipated to be generally completed by August 10th. Flat roof work will begin approximately September 1st or thereabouts when material begins to arrive on site. Contractor has started on partial removal of roofing systems to get a better feel for some existing conditions.
- Wall Systems: With previous water/moisture issues in the building, part of the work on this project was to replace existing wall panels on the upper clerestory wall areas on the roof so that we can get all of the roof and wall systems/flashing all tied together. During some further investigation with the contractor, it was determined that a second layer of wall panels were added over the original wall panel installation that no one knew about or was evident. With this discovery, the contractor will also remove the 2nd layer of metal wall panels to get back down to the base wall system so that we can install the wall and roof systems properly.
- As of 7/24, portions of the shingled roof were already been removed and all of the existing wall panels will be removed by 7/25. With the removal of the existing wall panels, we can now determine exact conditions on what will need to be worked around and/or modified to install new roofing and wall panel systems. Some minor modifications will be required on some of the substrate framing, but the bulk of the concerns that we had prior to removal of the roofs have been eliminated or greatly reduced with minimal effort.

East High HVAC

- Recommendation made by selection committee to bring Advanced Engineering Systems (AES) on board for the engineer of record for the planned HVAC renovation work at Bellevue East.
- Contract preparation and fee negotiation with AES will continue to finalize design contract hopefully in the next 30 days. Contract will be based on some potential directions on potential scope of work that will be completed in the building.
- Preliminary field investigation will be starting this week by AES within the existing building so that a significant amount of the preliminary field work in the classroom and administrative areas will be completed prior to teachers and students coming back into the building.
- Commissioning: We will be receiving additional proposals for Commissioning Services in the near future to determine potential comparative fees for the proposed East High HVAC project.