

**Bellevue Public Schools  
Bond Oversight Committee Meeting**

**Leonard Lawrence Elementary School**

**6:00 PM, Thursday, August 17<sup>th</sup>, 2017**

**Agenda Items**

1. Welcome
2. Technology Update/Discussions
3. Project Updates
  - a. Final Review of Bertha Barber, Twin Ridge and LeMay building projects.
  - b. Exterior lights at LeMay.
  - c. Roofing project updates at Bellevue West and Leonard Lawrence.
  - d. Bellevue West Shop ventilation project update.
  - e. Review of current pay requests submitted by the respective project Contractors.
4. Bellevue East High HVAC
  - a. Process/timeline update
  - b. Commissioning agent update
5. Safety/Security Updates
6. Transportation Updates
7. Website Development Review
8. Questions
9. Tour/Review of Roofing Project at Leonard Lawrence
10. Adjournment

## CURRENT PROJECT SUMMARIES

### Bertha Barber Elementary Life Safety/HVAC Upgrades

- Substantial Completion: The Contractor completed the bulk of their work by Monday, August 7<sup>th</sup>. Some minor cosmetic work remains but that miscellaneous work will be completed during non-school hours over the next couple of weeks.
- Mechanical Systems: Final hydronic balancing of the systems will be ongoing over the next couple of weeks to optimize hydronic flows and control systems.
- Chiller Unit: The replacement coil for the chiller unit at Bertha Barber has arrived in town and an installation date is trying to be coordinated with Trane. Tentatively scheduled for September 15<sup>th</sup> due to the requirement to bring a crane in to lift the coil over to the chiller area. There is no school on the 15<sup>th</sup> and the scheduling of the crane on normal school days would be causing concerns regarding parent drop-off of students.
- Final Punch List: Once most of the final cosmetic items are finished, we will go in and complete a final punch list of items that are seen to be completed.
- Final Change Orders:
  - Currently working with Contractor to finalize any changes to finalize project closeout.

### Twin Ridge Elementary Life Safety/HVAC Upgrades

- Substantial Completion: The Contractor completed the bulk of their interior work by Monday, August 7<sup>th</sup>. Some minor cosmetic work remains but that miscellaneous work will be completed during non-school hours over the next couple of weeks.
- Mechanical Systems: Final hydronic balancing of the systems will be ongoing over the next couple of weeks to optimize hydronic flows and control systems.
- Final Punch List: Once most of the final cosmetic items we will go in and complete a final punch list of items that are seen to be completed.
- Valve Covers: Due to reduced depth of the new fin tube units, the existing thru-floor piping penetrations serving the existing fin tube units stick further into the room than the new fin tube units. Plastic laminate enclosures with access doors will be installed over the remaining exposed piping to enclose the remaining exposed piping. That work will be occurring over the next several weeks. The heating system is not active right now so the pace of the installation will not affect safety of students.
- Change Orders:
  - Currently working with Contractor to finalize any changes to finalize project closeout.

### LeMay Elementary Life Safety/HVAC Upgrades

- Substantial Completion: The Contractor completed the bulk of their work by Monday, August 7<sup>th</sup>. Some minor cosmetic work remains but that miscellaneous work will be completed during non-school hours over the next couple of weeks.
- Mechanical Systems: Final hydronic balancing of the systems will be ongoing over the next couple of weeks to optimize hydronic flows and control systems.
- Chiller Unit: Chiller unit had some minor control issues/ lock-out issues during first week of operation. The chiller manufacturer determined improper piping information was given to the installing contractor. Chiller manufacturer ended up replacing refrigerant piping from the chiller unit back to the mechanical room at their own cost.
- Unit Ventilators: One of the new unit ventilators in a classroom has a pinhole leak in it and has been removed. A replacement coil has been ordered and will be installed when the units arrive in town.
- Asphalt repair work was slow to be repaired but did get completed on the first day of school.
- Change Orders:
  - Currently working with Contractor to finalize any changes to finalize project closeout.

### West High Roofing

- Preconstruction meeting held on July 18<sup>th</sup>. 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

- Work ongoing on the shingled roof areas. Shingle installation extended into the first week of school but the school administration accommodated for the continuing work. Shingle installation is approximately 95% completed to date. Flat roof work scheduled to start the week of August 28<sup>th</sup>.
- Existing roof area was completely walked after removal of shingles to get a better feel for existing substrate conditions. We did find a fair amount of rotted and delaminated plywood that needed repair/replacement. Also found some concealed conditions from previous install showing less than ideal as-built conditions so some framing modifications are being made on the fly as they progress through the work.
- Wall Systems: Existing wall panel systems have been removed on the upper clerestory area of the building. Contractor is installing a new air/water barrier behind the wall panel system that will tie into the roof system to hopefully eliminate the water and leak issues that the school has been having.
- Tweaks have been made to the shingle ventilation system to possibly give the shingle system a longer life expectancy.
- Material for the new flat roof areas was delivered on 8/9/17 so work may begin as soon as the contractor can schedule his crews in on the project.
- Contractor is still looking at completion of the roofing project sometime in the mid-to-late October time frame. With the arrival of the roofing materials for the flat roof areas, it is hoped that a completion date on the earlier side of the construction window will be achieved than later in the window.

#### West High Shop Ventilation Project

- The BPS Board approved at their August meeting going out for cost proposals for the replacement of the existing ventilation system that serves the existing welding hoods in the shop area at Bellevue West. The units are original equipment to the building (40 years old) and are leaking which is causing issues within the building. Plans for the equipment were released on August 10<sup>th</sup> to bidders. Bids on the equipment replacement will be received back on August 29<sup>th</sup>.

#### East High HVAC

- The mechanical engineer (AES) is continuing to walk through the various areas at Bellevue East to field verify existing conditions.
- 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.
- It is hoped that the mechanical engineering team will be preparing recommendations on a direction to move forward with on the building systems here in the next 30-45 days. We are looking at having them present preliminary information to the administration and staff in September and to the Board in October. A schedule on the presentation of the preliminary recommendations will be forthcoming.
- 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.