



Construction Advisory Committee | MINUTES

WEDNESDAY, OCTOBER 11, 2017 - 3:00 PM
LCPEC – COLONIAL BLVD. ★ TRAINING ROOM "D"

Attendees

Scott Allen
Alex Dworzanski
Blanca Edwards
Nicholas Palomba
Beatriz Reyes
Ryan Richards
Molly Scott
Curtis Sheard
Darren Watkins

Absent

Art Castellanos
Chasity Hillers
John Montoya
Rochelle Thimlar
Ronald Tyre

LCPEC Staff

Greg Blurton, Staff Liaison & Director of District Planning
William Law, Chief Operations Officer
Marc Mora, Executive Director
Cathleen Morgan, Board Member
Scott Reichenbacher, Facility Engineer

Recording Secretary

Pat Johnson

AGENDA TOPICS

Welcome

Mr. Greg Blurton welcomed everyone and thanked them for their service to CAC. He called for introductions around the room and went over the agenda for the meeting.

Meeting Minute Approval

Mrs. Molly Scott, past chair for 2016-17, called for a vote to approve the minutes of May, 2017. Motion by Mr. Ryan Richards, seconded by Mr. Darren Watkins. **Carried 9-0.**

Summary of Board Advisory Committee Training

Mr. Blurton went over what was covered at the training session on Oct. 4, 2017. He stressed the importance of attendance and how significant the Advisory recommendations are to the Board. He noted that new Board policy states: If an Advisory Member misses three (3) meetings, they will be removed from the committee.

Election of Chair and Vice Chair

Motion by Darren Watkins to elect Mr. Ryan Richards for Chair, seconded by Mrs. Molly Scott. **Carried 9-0.** Motion by Ryan Richards to elect Mr. Darren Watkins for Vice Chair, seconded by Mrs. Molly Scott. **Carried 9-0.**

Approval of Committee Meeting Dates & Public Comment Format

After discussion, a motion was made by Mr. Ryan Richards to keep the meeting dates on the first Wednesday of the month and to change the time to 4:30 p.m. Mr. Darren Watkins seconded the motion. **Carried 9-0.** In the case of public comment, after discussion, a motion was made by Mr. Ryan Richards to allow public to comment at the end of the agenda before the Good of the Order. The time for public comment will be three minutes for 5 speakers, two minutes for 6-10 speakers and one minute for 11+ speakers. Mr. Curtis Sheard seconded the motion. **Carried 9-0.**

It was suggested to add a column to the Public Signup Sheet to allow for a space to indicate if a guest wanted to speak during public comment.

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Board Member Comment – Mrs. Cathleen Morgan

- Current Board members and the Superintendent would like to see a significant impact come out of all the Advisory committees. Last year, new ideas were implemented with the revision of the Procurement department and the Site Selection Matrix has been improved.
- There is a tremendous need for the community's interests and expert opinions on ways to help the District do a better job managing our business.

Presentation – Update on MMM & Proposed Construction Manager at Risk Process

Mr. Marc Mora thanked everyone for serving on the Construction Advisory Committee. He explained the new internal processes for building new schools by first, asking questions regarding what went wrong and what can be done to better the process; second, it's important to solicit advice, recommendations, what is best practice and assistance from CAC. He explained all aspects of each step of the Construction Manager at Risk (CMaR) Delivery Method for New School Construction where everything is properly sequenced from the beginning when capacity is needed to the final executed CM Amendment. (Attached)

Mr. Mora stated that challenges will be the funding timeline and seeking Board and community approval. He is confident that this procedure will be more economical, efficient and a transparent process to the way we build schools going forward. He asked the committee to go over the presented process and bring back recommendations for the next meeting in November. Those recommendations will be brought to the Board at the 2nd meeting in November.

Discussion:

- Inflation needs to be brought into the cost of the new school.
- General contractors from small companies from out of town are not getting the chance to bid because of not having a local office. Mr. Mora stated that Procurement is moving in the right direction for diversifying the pool of people doing work for us.
- Make recommendation to inform the local community the building needs of the District much like a Trade Fair. This will provide more information than posting on the District's Web.

LLL Update – Bonita Springs High School

Mr. Scott Reichenbacher reported that the school is well under way and on schedule. Good news regarding Amendment #5. It is within \$100,000 which allows auditorium and concession buildings to be completed in September. A drone video of the property will be shared with the Superintendent and posted to the website. Credit change orders are coming back to the District in the amount of 2 million in Value Engineer Savings. He invited the committee to visit the new school.

MMM Update

Mr. Marc Mora, reported that planning of MMM will follow the CMaR Delivery Method stated above. The Project Update timeline is attached. In the educational phase of the plan, it is suggested to include CAC with the Academic Program Planning and engage the community.

Discussion

- Recommend that a principal be hired early in the planning process. Principals have their own vision and to implement it at the beginning, will be cost effective than making changes after the building is completed.

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- There needs to be a summit of principals to compare their schools and talk about what does or doesn't work.

Public Comment

There were no guests in attendance.

Good of the Order

- Mr. Alex Dworzanski – Future discussion on upcoming school projects
- Mr. Ryan Richards – 7069 calculations for future projects.
- Mr. Greg Blurton - Back side of training packet - the form needs to be filled out and returned to us if you are doing any business transactions with the Lee County Board of Education.

Adjournment

Motion: Mr. Darren Watkins motioned to adjourn

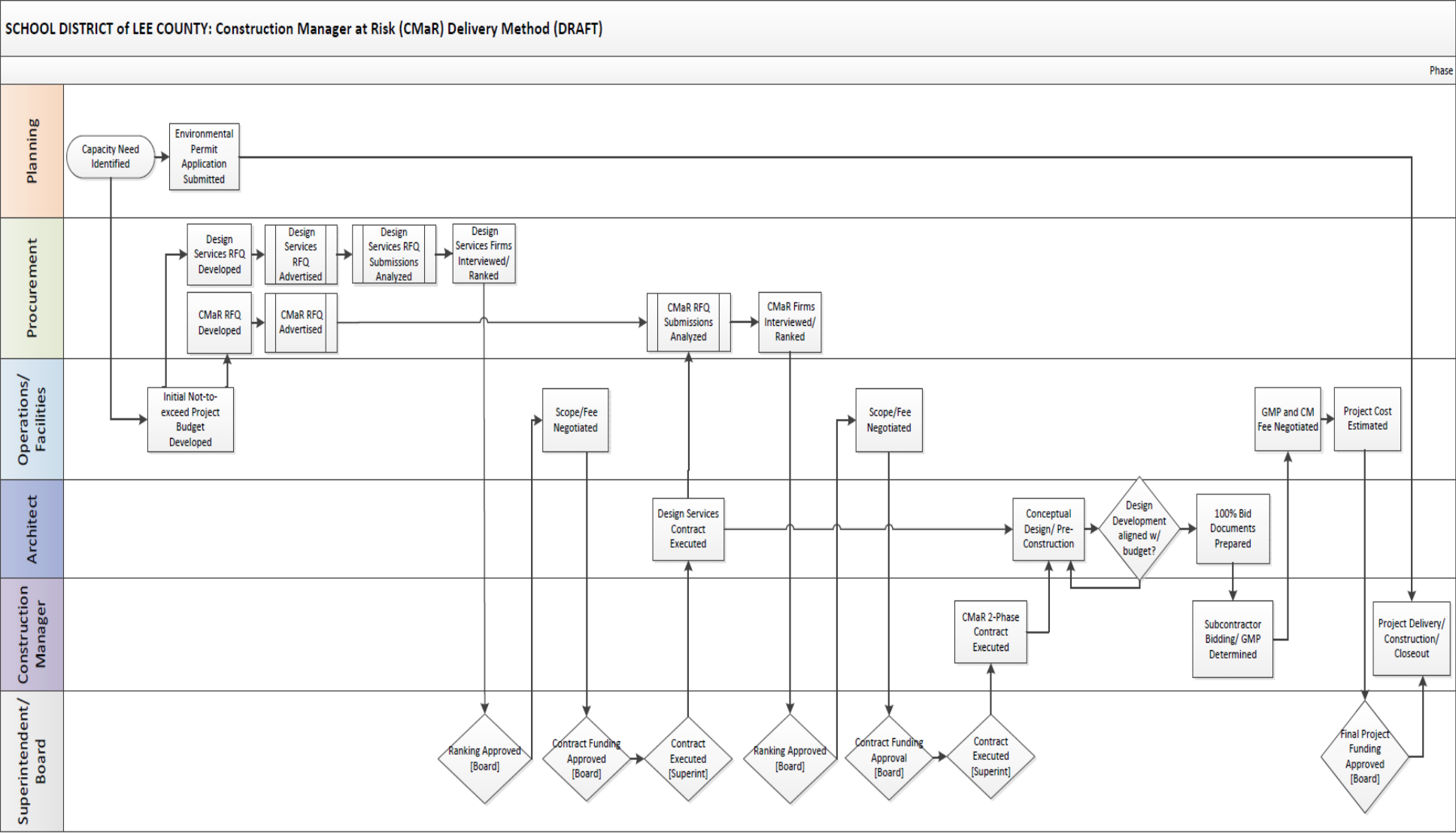
Seconded: Mrs. Molly Scott

Carried 9-0

Time: 4:16 p.m.

NEXT MEETING: November 8, 2017 @ 4:30 p.m. – Training Room D

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School District of Lee County Operations Division

High School MMM Project Update: <i>Week of 10/9/17</i>		Phase: Preconstruction Yr. 1 Mo. 7	Project Status: Slightly behind schedule	
Business Unit/Function	Last Action/Date	Next Action	Priority	Status
FACILITIES PLANNING	Phased-Construction/Procurement Process draft [9/29/17] Environmental Permit Application Surveys initiated by Johnson Engineering [9/25/17]	Phased-Construction/Procurement Process review by construction consultant, CAC, superintendent briefing [10/11/17] Optimum school size recommendation research completion [11/1/17]	High	2 months behind projected schedule
DESIGN & CONSTRUCTION	Architect (BSSW) contract amendment submission [10/3/17] Construction Consultant (Wright Const.) engagement/input [8/31/17]	Architect (BSSW) contract amendment approval/execution [10/18/17] Design Charrette [11/3/17] Preconstruction Design/Initial Cost Estimate development [12/1/17]	High	1 month behind projected schedule
PROCUREMENT	Phased-Construction/Procurement Process draft [9/29/17]	Finalization of Phased-Construction/Procurement Process [11/1/17]	High	On schedule
FINANCE/ ACCOUNTING	Preconstruction Project Funding Identification [8/23/17]	Preconstruction Budget Preparation [10/13/17] - CM, Design, Building Official	High	On schedule
EDUCATIONAL COMMISSIONING	Academic Program Planning/CTE Program Development- Community Engagement Phase - Gateway CDD [8/11/17] - Gartner Group [8/18/17] - Next Level Church [8/31/17]	Presentation to Gateway CDD Week of [11/6/17] Alva/Lehigh Community Forum Planning [11/1/17]	Medium	Ahead of schedule