



# Construction Advisory Committee | MINUTES

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WEDNESDAY, AUGUST 1, 2018 — 4:30 PM  
BONITA SPRINGS HIGH SCHOOL

## Attendees

Art Castellanos	Ryan Richards
Antonio Correia	Molly Scott
Jacqueline Drake	Rochelle Thimlar
Alex Dworzanski	Ronald Tyre
Blanca Edwards	Darren Watkins
Nicholas Palomba	
Beatriz Reyes	

## Absent

Scott Allen  
Ric Niekamp  
Curtis Sheard  
  
Steven Teuber, Board Member

## LCPEC Staff

Marc Mora, Staff Liaison & Executive  
Director of Operations  
Scott Reichenbacher, Sr. Project Mgr.  
Tina Silcox, Facility Engineer

## Recording Secretary

Pat Johnson

## AGENDA TOPICS

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### Welcome

Mr. Ryan Richards called the meeting to order. He introduced Jeff Estes, Principal of Bonita Springs High School, who will be conducting the tour of the high school after the meeting.

### Approval of Minutes

Mr. Richards called for a vote to approve the May 2, 2018 minutes. **Motion** made by Mr. Watkins and **Seconded** by Mrs. Scott. **Carried 11-0.** (One member was late in arriving)

### Board Member Update – Mr. Steven Teuber

No Update

### District Facility Construction Updates – Mr. Reichenbacher

- MMM  
Mr. Reichenbacher displayed and explained a preliminary project site board that will be briefed to the Superintendent and Board. Some highlights are:
  - Planning for a 3-story building
  - Moved all fields to the outskirts by Rt. 82
  - An abundance of parent pickup queuing was built into the plan
  - A lot of parking to accommodate major events
  - After the bell rings, a secured single point entry will be accomplished with cameras and entry bell
  - Black Box Theater will be installed

#### Timeline for MMM

- Applied for Army Corp in October, 2017 – 24 month approval process
- 20 months for construction – May of 2021 for Substantial Completion
- Open to Freshman in August of 2020 in portables behind Lehig Sr. as a staging school



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### General Information

- The site plan will be sent to CAC members for your comments in advance of the next meeting
  - Estimates will be brought to Board and CAC members at 30% designed , 80% & 100%
  - School will be opened up to full population
  - The high school prototype will be used with an additional floor
  - Three (3) academies are being planned with additional space for a sustainability academy to be added in the future
  - LCPEC will host an open house with design partners for the public to view and share their input
  - CAC members are being asked to help at the community forums with public concerns to show an unbiased perspective
  - A mailbox for MMM will be placed on the website
- Lehigh Sr. High School Addition & Renovations
    - Engagement with Construction Manager and Architect is 30%
    - 30% Design Development will be briefed to the Board this month
    - Interior will be modified to gain student stations – total student stations will be 2,500 and the largest high school in Lee County
    - Addition has been designed to transition back to a 20-classroom, however, it's designed to accommodate JROTC as it is the largest in the nation
    - Mid-September the Budget estimates will be provided by our Design Professionals and Construction Manager to apply for COPS funding three months in advance
    - New Swim Lane Concept
      - Apply and receive pre-construction dollars from the Board
      - Engage with Architect, Construction Manager & Building Official to develop the project, plans, best practices and value engineering. When documents are at 100% prepared, it will be taken to the Board in December with hard costs, and a real-time total project cost will be provided.
      - Construction to be being on January 9, 2019
      - New addition will open in August of 2019

### Castaldi Reports

Mr. Mora reported that Cypress Lake Middle and Franklin Park Elementary have been added to the upcoming referendum for tear down and rebuild. Castaldi analysis have been completed and will be sent to each of the CAC members. It is with high optimism that after review and possibly a meeting with the engineers, a recommendation is given to approve the Board's submission for DOE to consider the tear down and rebuild. He also stated that the District just went through an OPPAGA audit as a new requirement for anything placed on a ballot or referendum. Both schools were toured by the OPPAGA team and agreed with the findings that both buildings are showing their age.

### Discussion:

- It was suggested that a future CAC meeting could be held at Franklin Park for a tour
- Is there a cost estimate to go with the Castaldi report regarding remodeling vs. new?
- A Prototype will not fit on the Franklin Park property, not to mention all the student stations it would generate. DOE would not approve.
- A prototype could go on the Cypress Lake Middle School site, except for the issue of housing students when building
- It's a good idea to build vertical



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- Funding is entirely up to the District – there are no capital funds coming from the State
- We should make sure to highlight all the safety and security features that a new build would bring to the table in order to sell the idea of voting for the referendum

Mr. Mora stated that the Castaldi reports will be an agenda item for the next meeting and the engineer will be available to answer questions that the committee might have. Cost estimates will be available also.

### Public Comment

No guests in attendance

### Introduction

Mr. Reichenbacher introduced Tina Silcox, Facility Engineer, who has been overseeing the construction of Bonita Springs High School. She works in the Facilities Development and Programming Department under the Operations Division. Mr. Reichenbacher thanked her for a job very well done.

### Good of the Order

- 1) Mr. Art Castellanos stated that North Fort Myers Academy of the Arts has been approved for a State sanctioned and sponsored Architecture in Education Program for the upcoming school year. There are only a few districts that have this program.
- 2) Mr. Reichenbacher reminded CAC membership that the Department of Education will be providing a free 3-day SREF training class on September 11, 12 & 13. This class is open to anyone in the industry and will be held in the LCPEC building upon registration. If interested, contact Pat Johnson 239-479-4206.
- 3) Mr. Darren Watkins reported that The Alva School is starting the first Future Farmers of America (FFA) program for middle school in Lee County. A barn has been constructed to house animals for the fair and other projects. They are also in contact with landscapers and nursery owners for gardens that will be maintained by the students. This has been fully funded by the community. Mr. Watkins also mentioned that FFA needs to come back to Riverdale High School as in years past. It was suggested that the curriculum department could be contacted.

### Adjournment

**Motion** to adjourn by Mr. Tyre

**Seconded** by Mr. Palomba

**Carried 12-0**

Time: 5:00 p.m.

**NEXT MEETING:** September 12, 2018 @ 5:00 p.m. – Training Room “D” (Delayed by ½ hour for those attending SREF Training)