



Construction Advisory Committee | MINUTES

WEDNESDAY, JANUARY 16, 2018 – 4:30 PM
TRAINING ROOM “D”

Attendees

Jacqueline Brown	Molly Scott
Anthony Cherubin	Robert Taylor
Antonio Correia	Rochelle Thimlar
Blanca Edwards	Robert Vertrees
Ryan Richards	Darren Watkins
	Scott Wolf

Absent

Scott Allen
Art Castellanos
Nicholas Palomba
Curtis Sheard

LCPEC Staff

Marc Mora, Staff Liaison &
Executive Director of
Operations
Scott Reichenbacher, Sr. Project
Mgr.
Melisa Giovannelli, Board Liaison

Visitors

None

Recording Secretary

Pat Johnson

AGENDA TOPICS

Welcome

Mr. Ryan Richards called the meeting to order at 4:30 p.m. With new members in attendance, he called for introductions around the room.

Approval of Minutes

Mr. Richards called for a vote to approve the November, 2018 minutes. **Motion** made by Ms. Scott and **Seconded** by Ms. Brown. **Carried 9-0.** (Two members arrived late)

Public Comment

None

School Updates – Scott Reichenbacher

Lehigh Sr. High School

- Lehigh projects us underway and contract was Board approved prior to winter break
- Media will be at Lehigh Sr. on Jan. 23 to explain where the ½ penny sales tax is being spent
- School is still in session during the construction with no disruption

MMM – East Zone High School

- On schedule
- The mitigation bank for wetlands raised their per credit value on 1-1-19 and if we can provide a 30% deposit before the close of January, they will honor the 2018 rate. This will save the District \$141,000. Will be pushing a “good cause” action to the Board on 1-22-19.
- The date when the first shovel hits the ground depends on the Army Corps of Engineering’s timeline to release the permit

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- Suffolk Construction has been engaged as the Construction Manager at Risk and will advertise for bids for the project
- The deliverance of the 70% construction documents will be 1-30-19
- By engaging in an Architect firm prior to July 1st, 2018, on a prototype design, it allowed us to use previous hurricane shelter requirements. EOC will allow us to design the building using 180 mph wind specifications saving the District of \$850,000 by not having to do all the extra work for the building to withstand 190 mph winds. Total cost is still being negotiated with the County.

Mr. Mora displayed the construction timeline indicating all the new projects. He mentioned that there will be a cash flow problem coming from the tax referendum to build even one of the slated schools, so the revenue was prioritized for maintenance, safety, security and technology. He stated that some of the revenue, will be used to pay off debt to allow us to secure bonds. Purchasing and selling land will help to accommodate the revenue for future schools. Mr. Mora mentioned that they are working with the Village of Estero to come up with a cluster school concept when building the south zone elementary and middle school (or K-8) to better utilize transportation, energy plant and many other shared features. Another idea from Academic Services and Dr. Adkins, would be to enter into an agreement with FGCU to build an innovative school. This would reduce the elementary capacity if built. This is not on the timeline. Adding the new elementary and middle school in the East zone will reduce, on a grand scale, the number of portables at the high and middle school level. Lehigh has the most portables in the District. The goal is to have students in buildings and eliminate portables for equity and instructional purposes.

MM – East Zone Middle School

- Interviewed architects and construction managers – rankings will be going to the Board for approval soon
- At the Feb. 12, 2019 Board briefing meeting, we will be discussing the pre-construction, phase I funds to engage in contracts and estimates for design
- A road will have to be developed by the District with the goal to turn it over to Lee County for management
- Sunrise property will be prepared with shared components, larger central energy plant, infrastructure and permitting to be ready for the elementary build at a substantial savings to the District.
- Wetlands on MM site – if an elementary school can be built around the wetlands, there would be a cost savings to the District.
- We will have to go by the new imposed ICC 500 hurricane wind regulations.

Mr. Mora stated that the timeline shows a need for an East zone elementary school to someday be built on the same site as the middle school (pending Spot Survey). The State Department of Education looks at all the schools in the East zone and will approve the Spot if we need capacity. The problem is James Stephens has 600 empty seats and the State Department will probably deny the request unless we can come up with an idea to better utilize that school. He stated that they are also looking at different scenarios found in other school districts to utilize buildings to gain capacity, i.e., schools with different levels, virtual instruction, using empty retail buildings as schools, boutique high schools that are highly tailored to specialized education with only classroom space and no sports, etc. The District was approached by the City of Fort Myers to see if we wanted to partner with them to build a multi-use stadium.

Mr. Mora stated that there needs to be a better way to manage all the projects. The District has been looking at a Project Management Information System (PMIS) program designed by “eBuilder” that can allow for transparency and effective accountability in real time and also allowing vendors to utilize when

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submitting pay aps, change orders, etc. CAC members agreed, but, it was suggested that maybe the District's IT department could be instrumental in creating a program. Mr. Reichenbacher stated that "IT" is not construction oriented and it would be a huge 2-year undertaking to design something that could only be web based. "IT" will be consulted and instrumental in all the decisions that are made to purchases a system.

Board Member Update – Mrs. Melisa Giovannelli

Mrs. Giovannelli commented that she was excited to be the CAC liaison and has a couple of things to bring up at the Good of the Order.

Castaldi Reports

There was discussion regarding Cypress Lake Middle School and Franklin Park Elementary. It was recommended that a vote would be tabled until the February 6th meeting to allow for more discussion.

Motion made by Mr. Taylor to hold the next meeting at Franklin Park Elementary for a tour and a vote after the tour. **Seconded** by Mrs. Scott. Carried 11-0

Good of the Order

- 1) Mrs. Giovannelli explained a situation at an IAQ process and needed help to understand it. She reached out to other school districts and was told that they have an "outside" person to sit in on the process. She asked the CAC membership for their opinion. After questions and answers, the CAC membership didn't understand why there was a problem as they believe it is a cut and dried process unless it's a different format other than what the construction side uses. It was recommended by the CAC membership to go back and see what the problems are, what can be done to make it better and tweak the process. Maybe sending out a survey to vendors would help.

Adjournment

Motion to adjourn by Mr. Wolf and **Seconded** by Mrs. Edwards. **Carried 6-0**

Time: 5:50 p.m.

NEXT MEETING: February 6, 2019 at 4:30 p.m. – Franklin Park Elementary School – Multi-Purpose