

Soccer/Football Field Update Meeting 8/2/2018 1:30 p.m.

Dr. Schoonmaker, Darlene Melby, Eric Rulofson, Dennis Roberts, Ed Kephart present, Bob Milano calling in. Melinda Garland note taker.

Dr. Schoonmaker asked BM to go through review.

BM: Any questions regarding plan of action. Updated topo finishing soil investigation walkthrough. Eric and Bob finalizing existing utility investigation. They will spend the next 3 weeks putting together the design and drawing sets from a schematic and concept level. The next critical step for COS is to coordinate and line up a client meeting / community workshop to offer the public forum about the concept, the design, the need and the program. Targeting 3 – 3 ½ weeks. With that target date around August 28th. We can do one, two or three of these forums. This would be the 1st milestone.

After the meeting we can have the estimator do a construction cost. The new can move ahead with planning docs and specifications. That would take about 7 – 8 weeks depending on the estimate process there may be some intermediate activity were we have to talk about scope or adjusting scope. This would be when Lloyd would do the bulk of their drawing and engineering of the project.

November 1st would be the first progress set. We will have a series of meetings to go over scope, to get budget and scope aligned. Then final construction package around Thanksgiving would be the hope.

One thing we would recommend in this schedule would be that COS publically bid the project starting the 1st of December and simultaneously submitting to the State Architects office for acceptability review. Then the bidding, submittal review and approval by COS board could all happen concurrently.

After board and administrative approval, the contract could be awarded and there is around 4-6 weeks of pre-construction where the contractor would get in the submittals, plan of action, start going through process of turf, so there is no lag once construction starts.

Dr. SS: Curious if preliminary test, topo, etc. are these right where we thought we would be? Or any surprises?

BM: We haven't gotten in too far to know if it is much different than the natural grass solution. The challenge with the artificial turf solution vs. natural is we will be bringing in a lot more materials. A lot more stone, more concrete, more foundational building material for the field. As we get more into the construction, we look at raising the field around 6" to accommodate for that to see what it does for the edge conditions. We will use the strategy of trying to avoid the export and off haul at all cost.

The difference from changing from doing the synthetic field on the football field to the practice field, is that the football field has boundaries, the track, concrete edge, drainage already. Soccer

field will be more of an investment on the boundaries, it's a bigger playing surface than the football field playing surface.

Dr. SS: Those were things we knew to meet the dimensional requirements for the soccer playing field and not tear out any of the track and redesign the football field space.

BM: Talk internally about prioritizing the needs to be within the budget. Like, can a scoreboard wait, can fencing wait, etc.

ER: When would Lloyd need the priority list?

BM: At the concept design Lloyd can lay out what COS would ultimately like to have and we can do a cost estimate to see if we are off, way off or good. Then before we get too deep into the construction documents is where we would have to see "where the rubber meets the road" within the budget. Around the 2nd week of September, after feedback on the design, what is in, what is out, how it looks, how it functions, how it performs; we will have an estimate to give us a marker.

ER: In the schedule you described there was a 7-week estimate of construction cost, then come back with a progress set, will you (BM) be here at COS for that meeting?

BM: Yes, I will physically be there for the community workshop and concept, design review meeting. And for the construction document review.

Dr. SS: When we are talking about the community meetings that are very important to us; we are thinking about 2 different communities. One is our internal campus community so everyone here gets a chance to hear about the pros and cons. We also have a widely dispersed community. North county and south county where our largest communities are. We would like to invite the external community.

BM: When ER and I discussed the public meeting we talked regarding an internal COS meeting for everyone to discuss pros and cons and ask questions. Having an external meeting is not too difficult to prepare for and I have done them before, so that is totally doable.

DR. SS: Since we are bringing a synthetic field into the community, we want to make sure external parties have a chance to voice any concerns.

BM: A late afternoon, 4 or 5 o'clock joint community/ campus meeting would work. We do get questions about artificial surfaces. If we need 2 meetings, we can do that.

Dr. SS: Thank you for your insight and I think we will need to have another discussion internally reading those meetings. The other thing is I feel like there is an opportunity to reach to both communities at this early stage, which by the way, the first date you have penciled in is our first week of classes so we may not get a large participation. But if we go earlier, we would not have students or facility here. Then if we go later, we mess with the timeline. Maybe in November when we have more plans, we can have a community update and have a reveal of the artist rendering.

BM: We can surely do that. We would like for COS to pin down dates for the first set of client meetings and community meeting to give us deadlines on the calendar. Then I can get my team on design.

ER: We can give you (BM) a date tomorrow.

BM: I wanted to talk a little about pre-construction. Contractor can do a lot of planning work, ordering, procurement work, organizing logistics while the weather is still nasty in March so they can start the construction work around April 1st. It is a 15-week schedule with a week of testing and start up. With a two-week float for any weather or other issues, with a startup for use the end of August.

DR: The start of April, is that the earliest we can start construction?

ER: I didn't think you'd let us start April 11st, but if we can back it up, then it is all weather related.

DR: The end of August, 1st of September we are already a month into the soccer season.

ER: Original "use by date" is August first, but final punched out date is end of August.

BM: The line that says "beneficial occupancy" is when you can use the field for the intended purpose safely. We are showing that as August 1, 2019.

ER: We took that August 1st date and backed it up to get the April 1st when we have to start to make the construction timeline.

BM: Any changes or revelations have come to mind in the last 6-weeks?

Dr. SS: No, we are on track.

BM: Set date by tomorrow for the 1st community meeting. Morning for the direct users in the morning and then late afternoon or early evening works for me.

DR. SS: We have college hour 4 -6 p.m. so that might be the best time for facility to be able to come for a bridge meeting of internal and external group.

Meeting adjourned 1:58 p.m.