

PROJECT TITLE: Laramie County Community College**MEETING DATE:** 7/21/2005**LOCATION:** LCCC**SUBJECT:** OAC Meeting

DID ATTEND	INITIALS	ATTENDEE NAME	COMPANY NAME
N	BB	Bob Berry	Building Commissioning LLC
Y	BC	Bob Cox	Laramie County Community College
Y	CB	Chuck Bohlen	Laramie County Community College
N	DB	Doug Bryant	City of Laramie
Y	EE	Eileen Ely	Laramie County Community College
N	JM	J Nold Midyette	Midyette Architects
Y	LB	Lindsey Blatz	Taylor Kohrs
Y	NB	Nicole Buscher	Taylor Kohrs
Y	PN	Phil Neal	Laramie County Community College
Y	RK	Ralph Knox	Taylor Kohrs
Y	SC	Seth Carson	Bluefeather Design/Build Associates
N	TL	Tim Laughlin	Midyette Architects

ITEM	STATUS	STARTED	DUE	BALL IN COURT
01-013	OLD		8/4/2005	LCCC EE

Energy Monitoring - LCCC has requested that Taylor Kohrs coordinate with Dr Jay Puckett at the University of Wyoming to allow monitoring of the building energy use and management systems once the project is complete. Taylor Kohrs to follow-up with Dr. Jay Puckett to provide requirements/goals.

(05/05) TK updated team on meeting with UW, see 5/4 e-mail. TK's noted concern regarding UW's grant money approved in time for project schedule. TK to provide plans, schedule, and milestone dates to UW for coordination of energy monitoring systems.

(05/19) TK noted that drawings and specifications were provided to UW (Cenk Yavuzturk) today. Schedule and deadlines to be e-mailed with Eileen Ely copied.

(06/03) LCCC stated that they have not heard back yet from UW. LCCC (Eileen) to follow-up and advise.

(06/16) UW is still waiting for the approval from the State. LCCC to continue to stay in contact with UW.

01-014	OLD		8/4/2005	LCCC SC
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Solar and Wind Design - Taylor Kohrs inquired as the status of design. LCCC stated that 'Ted' had preceded and would be complete by 05/06/05. Taylor Kohrs noted that conduit size and location will need to be identified at that time.

(05/05) TK to price 2 - 6" conduits from wind turbine to Elec Rm to Elec Meter.

(05/19) TK inquired as to whether 3 - 4" conduits could be installed in lieu of 2 - 6", as material is easier to come by. LCCC to follow-up on this as well as status of overall design documents.

(06/03) LCCC stated that 2- 4" conduits will be needed for the project. LCCC to be reviewing design next week.

(06/16) TK to provide pricing for associated conduits.

(07/07) TK submitted PCO #02 for approval. LCCC stated that design bid documents are to be completed in 1-2 weeks.

(07/21) LCCC (Seth) stated that design documents are complete and work to be bid out in the next 2 weeks.

ITEM	STATUS	STARTED	DUE	BALL IN COURT
02-001	OLD		8/4/2005	TAYKOHRS NB

Geothermal Loop Field - Discussions were held regarding the design of the geothermal loop field. LCCC stated concern regarding the size of the current loop field design (180' x 330'), as it would hinder future expansion, as well as the associated construction costs for this system. It was determined that a conductivity test be performed to further investigate a vertical well system. BCL provided contacts to TK for them to use in contracting this work.

(05/19) TK stated that Bergerson-Caswell, Inc (BCI) has been contracted for the conductivity test (CT). TK further noted that the 300' drill was completed today and that BCI will be on-site reporting conductivity starting Tuesday, 5/24.

(06/03) TK noted that the CT report was sent to BCL today. LCCC stated that BCL believes the conductivity rating of 1.67 will allow for a vertical system more economical than the horizontal system. LCCC recommended TK contact Stu from Poudre Valley School District to discuss results of CT test and to get his input on the Geothermal system.

(06/16) TK will be accepting design proposals over the next couple weeks, followed by a period for subcontractor bid pricing.

(07/07) TK announced that MEP & Associates have been released to design for the vertical well field. Preliminary drawings and information will be given to TK next week.

(07/21) TK presented preliminary design at meeting. TK noted that budget pricing is being requested while the design is being finalized.

02-002	OLD		8/4/2005	MIDYETTE TL
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Colors - Midyette advised that a room finish schedule will be included in the final construction drawings, which will be printed next week. The finish schedule will not include color / material selections, as the color board will be completed in the next few weeks.

LCCC advised that Dr. Bohlen is to have final approval of the color board.

(05/19) Midyette stated that they will present color board at next meeting.

(06/03) Midyette presented color boards consisting of various paints, wall coverings and tiles. The carpet samples have not yet been selected. LCCC approved the initial boards. TK noted that the color boards may need to change as the project is bought out. If selections change, TK to get prior approval from LCCC.

(06/16) Colors boards will be continually worked on and modified over the next few months. More finalizations will be made once the sub-contractors are chosen.

(07/07) TK brought Midyette two stone color samples for review. These two samples will be shown to LCCC at next meeting.

(07/21) TK showed the Berthoud Pink sample at last week's meeting. LCCC approved color.

02-004	OLD		8/4/2005	MIDYETTE TL
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Turner Tract Agreement - Midyette to provide updated drawings for LCCC's use in Turner Tract approval process. Signature lines to be provided on cover sheet.

(05/19) LCCC provided approved driveway agreement to TK for their use. Approval of Turner Tract reviewed and LCCC agreed that the Turner Tract review and approval should occur prior to submitting to the City. Midyette to have documents ready for next scheduled OAC meeting. If acceptable, meeting will be scheduled with Turner Tract to review this document, as well as, wind and solar design.

(06/03) Midyette delivered the documents for LCCC's review. Midyette also noted that the following are needed before meeting with the Turner Tract: Operational Plan, Intent of Use, and Solar & Wind site locations. LCCC (Seth) to follow-up on outstanding items so that Turner Tract meeting can be scheduled for next OAC meeting day.

(06/16) LCCC provided Operational Plan, Intent of Use, and locations of wind turbine, anemometer tower and solar array. LCCC noted that the anemometer location may change based on guide wire requirements. LCCC to follow up on the angle of the guide wires needed. However, this information can be used to complete covenant documents. Design still needed for the bushes around the transformer. Midyette to finish designs and schedule Turner Tract meeting on the same day as next LCCC meeting, (07/07).

(07/07) Doug Bryant, City of Laramie, stated the owner's association (LCCC, Laramie Rec Center & Farm Bureau) are to provide approval. Midyette stated that drawings are complete and that Operational Employee Plan will be revised and re-sent. Midyette to communicate with Farm Bureau and Laramie Rec regarding document approval.

(07/21) Midyette will wait to hear more about budget changes on the exterior before submitting to the owner's association.

04-001	OLD		8/4/2005	TAYKOHRS NB
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Project Budget - TK stated that they are continuing to receive pricing, however, initial pricing is coming in higher than expected. It was also noted that the Team has a challenge to get the project within budget.

(06/16) TK noted that the project is over budget but is still finalizing budget while working on value engineering with subcontractors. TK will contract with subcontractors as needed to follow the schedule.

(07/07) TK scheduled a meeting with Bob Cox, Dr. Bohlen, Eileen Ely, Seth Carson, and Midyette for Friday, 7/15 from 9-11 am.

(07/21) There is a meeting scheduled with LCCC and TK for Friday morning 7/22.

TAYLOR KOHRS

A TAYLOR Construction Group Company

MEETING MINUTES**No. OAC07**

ITEM	STATUS	STARTED	DUE	BALL IN COURT
05-002	OLD			
LEED Certification- LCCC (Seth) presented the LEED certification calculator and reviewed the items that are or could be LEED certified. Topics such as energy modeling, carpet, black roofing, and water efficient landscaping were discussed. (07/07) Seth, TK and Midyette are continually working on items. (07/21) TK advised that LEED certification may be affected by potential budget changes.				
06-002	OLD		8/4/2005	MIDYETTE TL
Permit Comments- Midyette stated that response to City's permit comments to be available next week for distribution. TK advised that City has approved revised utility and grading plan. Midyette noted that response to be submitted to City once Turner Tract agreement signed.				
06-003	OLD		8/4/2005	TAYKOHRS RK
Boulder Drive Extension- LCCC noted that the extension to begin construction next week. Taylor Kohrs to follow up. (07/21) TK noted that there is a pre-con meeting next week to discuss schedule of work.				
07-001	NEW			TAYKOHRS RK
Project Schedule- TK discussed project schedule. TK stated that the decking in the East pod will be done Friday. SIPS and Hollow Metal frames will be delivered Friday.				
07-002	NEW			TAYKOHRS NB
SIPS Roof Panels- TK discussed requesting additional money thru the Energy Grant to install SIPS panels in the roof of commons instead of metal decking. LCCC directed TK to move forward with metal decking option as Energy Grant is specific to the wall panels.				

This constitutes our understanding of the items discussed and the decisions will be considered accurate, barring notification within five working days.

Prepared By: Taylor Kohrs

Signed: 

Nicole Buscher

Dated: 7/27/2005