

LCCC Owner Meeting

Meeting Agenda – Thursday, September 1st @ 2:00 PM

Items to be discussed:

- Last Meeting's Minutes

- Construction
 - Project Schedule

- Other Items



A TAYLOR Construction Group Company

MEETING MINUTES

No. OAC09

PROJECT TITLE: Laramie County Community College

MEETING DATE: 8/18/2005

LOCATION: LCCC

SUBJECT: OAC Meeting

DID ATTEND	INITIALS	ATTENDEE NAME	COMPANY NAME
Y	BC	Bob Cox	Laramie County Community College
Y	CB	Chuck Bohlen	Laramie County Community College
Y	EE	Eileen Ely	Laramie County Community College
Y	JH	Jerry Harris	Laramie County Community College
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
Y	TL	Tim Laughlin	Midyette Architects

ITEM	STATUS	STARTED	DUE	BALL IN COURT
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01-013	OLD		8/19/2005	LCCC SC
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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.

(08/04) LCCC stated that a meeting is scheduled for Tuesday 8/9 with LCCC (Seth), Ted, Fremont Electric and Pacific Power to discuss monitoring ideas.

(08/18) LCCC stated that the energy monitoring devices to be installed will not affect wall rough-in. LCCC to locate exterior wall sensors 08/19.

01-014	OLD		9/1/2005	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.

(08/04) LCCC stated that a meeting is scheduled for Tuesday 8/9 with LCCC (Seth), Ted, Fremont Electric and Pacific Power to discuss monitoring ideas.

(08/19) LCCC noted that they are proceeding with City on the wind turbine design. LCCC also noted that the soil will need to be tested for foundation design. Wind Turbine work to cost approx. \$300,000.

ITEM	STATUS	STARTED	DUE	BALL IN COURT
02-001	OLD		8/24/2005	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.

(08/04) TK stated that MKK and MEP to finalize loads and design next week, so that vertical system can be released for bid. TK hopeful to have bids by next meeting date. LCCC confirmed that they will proceed with geothermal system. LCCC stressed that bid needed to complete submittal to Wyoming Business Council.

(08/18) TK stated that the design is complete and has been issued for bidding. TK solicited three (3) contractors to submit bids by Wednesday, 08/24. Bob Berry to assist with reviewing bids. Team also discussed City's concerns regarding contamination of their aquifer. LCCC to provide City with information thru Bob Berry.

02-004	OLD		8/25/2005	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.

(08/18) Midyette to finalize and distribute covenant documents with following revisions: Exterior veneer to consist of block, stone, stucco and recycled shingles. Monument sign to be deleted. Parking lot curb and gutter to be deleted and replaced with parking stops. Bldg address to be placed on building and facing Boulder Drive.

06-002	OLD			
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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.

08-002	OLD		9/1/2005	TAYKOHRS NB
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Gas - LCCC (Seth) inquired as to whether gas service to the building would be necessary if the duct heaters were replaced with electric units. Midyette suggested bringing the gas to the outside of the building and not bringing it in until a later date because of difficulty running gas lines outside once all other utilities are in the ground. LCCC to follow-up with facilities on electric duct heaters and future need for gas.

(08/18) TK to follow-up with Kinder Morgan on installation costs.

2006	JAN	2	9
2005	DEC	26	2
NOV	14	21	28
OCT	7	14	21
SEP	3	10	17
AUG	29	5	12
AUG	22	5	12

Energy Grant Activities

Activity ID	Activity Description	Orig Dur	Rem Dur	Early Start	Early Finish
590	Coordinate Wind Generation	25	15	07APR05A	21SEP05
600	Coordinate Photo Cells	25	15	07APR05A	21SEP05
690	Bid Geotherm System	5	3	17AUG05A	02SEP05

Site Development

390	Site Utilities	20	20	08SEP05*	05OCT05
400	Geo Them Loop System	45	45	13SEP05	14NOV05
420	Site Lighting & Electrical Service	10	10	13SEP05	26SEP05
430	Ext Concrete Flatwork	10	10	06OCT05	19OCT05
440	Asphalt Paving	10	10	13OCT05	26OCT05
450	Irrigation & Landscaping	15	15	07NOV05	29NOV05

Bldg Construction

120	Ext. Metal Stud Framing & Sheathing	5	10	23AUG05A	14SEP05
140	Install Exterior Masonry	20	20	29AUG05A	28SEP05
130	Install Roofing	10	10	06SEP05*	19SEP05
170	Install Exterior Shingles	10	10	22SEP05	05OCT05
180	Stucco	20	20	29SEP05	26OCT05
150	Sheet Metal Roofing	5	5	13OCT05	19OCT05
160	Sheet Metal Flashings	5	5	27OCT05	02NOV05
190	Install Exterior Windows	7	7	27OCT05	04NOV05

West Pod

W210	Plumbing Rough In	10	7	28JUL05A	09SEP05
W220	Electrical Rough In	15	15	04AUG05A	21SEP05
W230	Mechanical Rough In	20	20	30AUG05A	28SEP05
W250	Hang Drywall	10	10	08SEP05	21SEP05
W260	Tape & Finish Drywall	10	10	22SEP05	05OCT05
W270	Interior Painting	10	10	06OCT05	19OCT05
W280	Acoustical Ceiling Grid	5	5	13OCT05	19OCT05
W320	Restroom Tile	10	10	13OCT05	26OCT05
W350	Electrical Finish	10	10	13OCT05	26OCT05
W300	Drop Sprinkler Heads	5	5	20OCT05	26OCT05
W310	Install Cabinets & Counter Tops	5	5	20OCT05	26OCT05
W360	Mechanical Finish	5	5	20OCT05	26OCT05
W330	Carpet & Vinyl	10	10	27OCT05	09NOV05
W340	Plumbing Finish	5	5	27OCT05	02NOV05
W380	Toilet Partitions & Access.	3	3	03NOV05	07NOV05
W370	Acoustical Ceiling Tile	5	5	10NOV05	16NOV05

East Pod

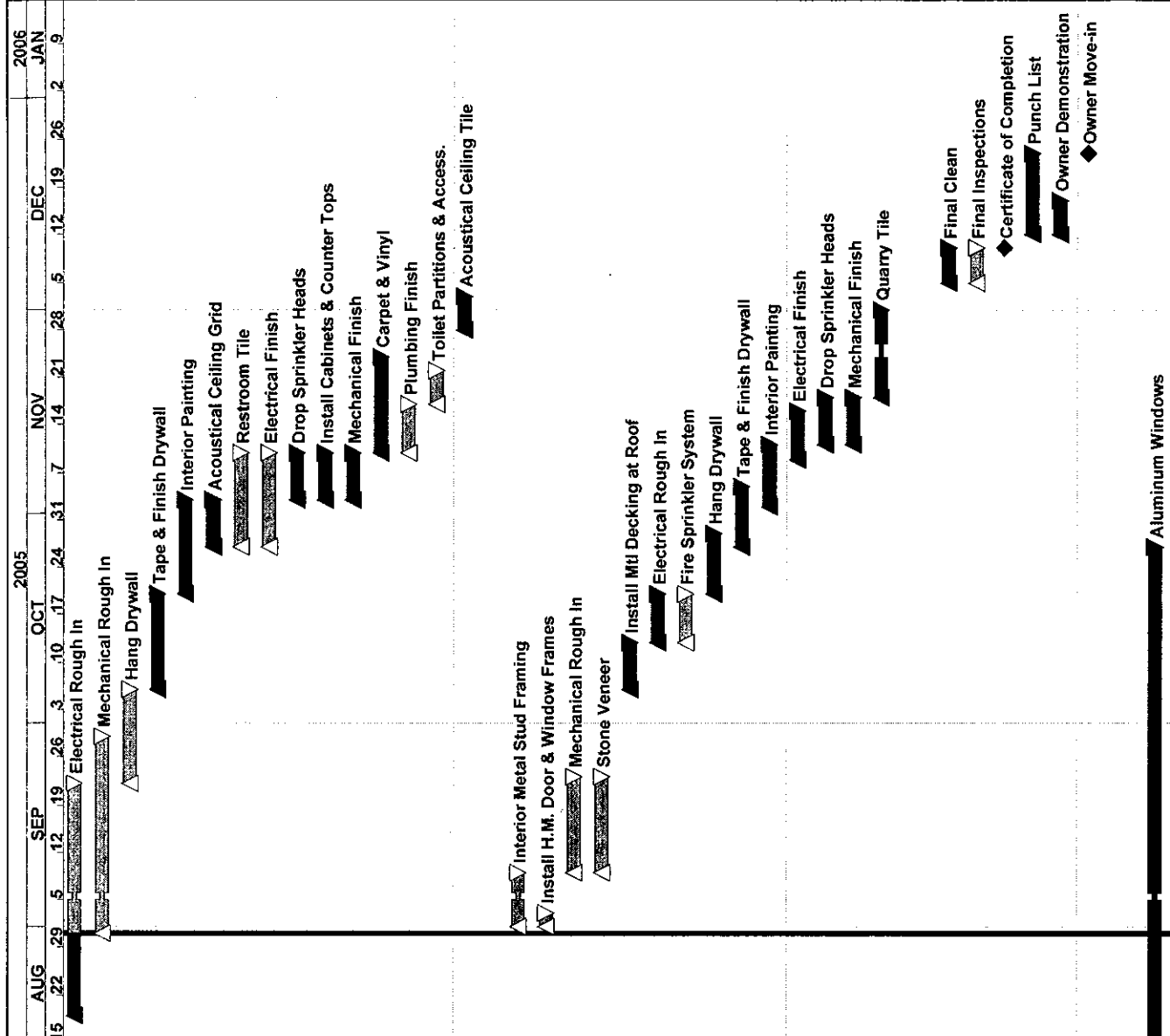
E210	Plumbing Rough In	10	7	10AUG05A	09SEP05
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Start Date	17JAN05	Early Bar
Finish Date	23DEC05	Progress Bar
Date Date	31AUG05	Critical Activity
Run Date	31AUG05 15:20	

Sheet 1 of 3

Taylor Kohrs
Laramie County Community College
Classic Schedule Layout

TAYLOR KOHR'S
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Activity ID	Activity Description	Orig Dur	Rem Dur	Early Start	Early Finish
E220	Electrical Rough In	15	15	19AUG05A	21SEP05
E230	Mechanical Rough In	20	20	31AUG05	28SEP05
E250	Hang Drywall	10	10	22SEP05	05OCT05
E260	Tape & Finish Drywall	10	10	06OCT05	19OCT05
E270	Interior Painting	10	10	20OCT05	02NOV05
E280	Acoustical Ceiling Grid	5	5	27OCT05	02NOV05
E320	Restroom Tile	10	10	27OCT05	09NOV05
E350	Electrical Finish	10	10	27OCT05	09NOV05
E300	Drop Sprinkler Heads	5	5	03NOV05	09NOV05
E310	Install Cabinets & Counter Tops	5	5	03NOV05	09NOV05
E360	Mechanical Finish	5	5	03NOV05	09NOV05
E330	Carpet & Vinyl	10	10	10NOV05	23NOV05
E340	Plumbing Finish	5	5	10NOV05	16NOV05
E380	Toilet Partitions & Access.	3	3	17NOV05	21NOV05
E370	Acoustical Ceiling Tile	5	5	28NOV05	02DEC05
Commons Area					
C200	Interior Metal Stud Framing	5	5	01SEP05	06SEP05
C240	Install H.M. Door & Window Frames	2	2	01SEP05	02SEP05
C230	Mechanical Rough In	10	10	09SEP05	22SEP05
C390	Stone Veneer	10	10	09SEP05	22SEP05
C110	Install Mtg Decking at Roof	5	5	06OCT05	12OCT05
C220	Electrical Rough In	5	5	13OCT05	19OCT05
C290	Fire Sprinkler System	5	5	13OCT05	19OCT05
C250	Hang Drywall	7	7	20OCT05	28OCT05
C260	Tape & Finish Drywall	7	7	27OCT05	04NOV05
C270	Interior Painting	7	7	02NOV05	10NOV05
C350	Electrical Finish	5	5	09NOV05	15NOV05
C300	Drop Sprinkler Heads	5	5	11NOV05	17NOV05
C360	Mechanical Finish	5	5	11NOV05	17NOV05
C320	Quarry Tile	7	7	18NOV05	30NOV05
Close-out					
580	Final Clean	5	5	05DEC05	09DEC05
680	Final Inspections	5	5	05DEC05	09DEC05
670	Certificate of Completion	0	0		09DEC05
460	Punch List	10	10	12DEC05	23DEC05
550	Owner Demonstration	5	5	12DEC05	16DEC05
660	Owner Move-in	0	0		23DEC05
Material Lead Times					
210	Aluminum Windows	55	40	12AUG05A	26OCT05

Start Date: 17JAN05
 Finish Date: 23DEC05
 Data Date: 31AUG05
 Run Date: 31AUG05 15:20

0831

17JAN05
23DEC05
31AUG05

Early Bar
Progress Bar
Critical Activity

Sheet 2 of 3

Taylor Kohrs

Laramie County Community College

Classic Schedule Layout

Aluminum Windows

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Activity ID	Activity Description	Orig Dur	Rem Dur	Early Start	Early Finish	2006																					
						AUG			SEP			OCT			NOV			DEC									
220	MHI Decking Shops / Fabrication	30	25	24AUG05A	05OCT05	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9
230	Heat Pumps	25	25	02SEP05*	07OCT05																						

MHI Decking Shops / Fabrication
Heat Pumps

Start Date: 17JAN05
Finish Date: 23DEC05
Date Date: 31AUG05
Run Date: 31AUG05 15:20

0831

Taylor Kohrs

Laramie County Community College

Classic Schedule Layout

Sheet 3 of 3

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TAYLOR KOHRS
This schedule reflects the current program. Taylor Kohrs Construction Group reserves the right to make schedule adjustments to meet project requirements, objectives, completion dates, etc.