



TOUCHSTONE CPM

CONSTRUCTION PLANNING & MANAGEMENT

2301 Baton Rouge ■ Lima, Ohio 45805

Fremont City School District CORE TEAM MEETING January 11, 2010

Attending:

Traci McCaudy, Fremont
Kim Theller, Fremont
David Chambers, Fremont
Jim Fails, Fremont

Tim Ellenberger, Fremont
Don Nalley, BAC
Annette Komminsk, Touchstone
Madison Dowlen, OSFC

Steve Wilczynski, Fanning/Howey
Curt South, Fanning/Howey
Nate Neuenschwander, Touchstone
Chris Moore, Touchstone

Distribution List:

All Attendees Plus:
Marc Glotzbecker, Fremont
Terry Overmyer, BAC
Brian Hurst, Touchstone

Cindy Young, Fremont
Dave Reinbolt, Fremont
Tom Kern, BAC
Al Gorman, BAC

Dave Saller, Fremont
Hal Hawk, BAC
Faye Eishen, Fremont

These minutes constitute an understanding of the meeting and will be considered correct unless the writer is notified within ten days of distribution.

A. Design Phase Status:

- 1) Fanning/Howey has completed the (CD) construction drawings. Various reviews are finishing up. The estimate by TCPM is on budget and a draft has been sent to Fanning/Howey for review.
- 2) Fanning/Howey received the plan review/permit fee check from the school today and will be submitting for state plan approval.
- 3) District is working with Fanning/Howey to finalize alternates. They will prioritize the list. Madison Dowlen noted that it is important to take advantage of any bid day savings by selecting alternates prior to entering into contract. It is to the districts advantage as numerous change orders after construction starts in an attempt to spend bid day savings is not in the best interest of the project and may not be well received by the OSFC.
- 4) OSFC requires that the CM forward the apparent low bidders and any major subs to their quality control team to review.
- 5) *AE justification letter is required for the sole sourcing of locks. New MS needs to match the rest of the district. Fanning/Howey to draft (11/19/09).*
- 6) *Purchase order has been issued for a traffic study. No summer baseline was required. Study will take place in early September (8/10/09). Data has been gathered and Fanning/Howey is waiting on a report (10/12/09). FH is still waiting on the report. Indications are that a pedestrian crossing with a light may be necessary (10/12/09). A pedestrian crossing is warranted. District will meet with the city to coordinate the details on funding for the signal. City will need to be responsible for maintaining the signal. OSFC may be able to co-fund. Potential cost needs to be identified (11/19/09). The district has a meeting with the Mayor on 1/8 to discuss (12/14/09). The meeting had to be rescheduled.*
- 7) LEED - Fanning/Howey has submitted to USGBC for design phase credits. They are waiting for a response to the submission. Project is tracking Platinum.
- 8) *It was noted that there may be a buried British soldier under the existing MS. The district is researching this (10/12/09).*
- 9) Builders Risk Insurance - District is meeting today with their carrier to review quotes.

10) District is working on the specifics of the groundbreaking ceremony. Madison Dowlen provided OSFC information on groundbreakings to the district.

B. Local Funded Initiatives (LFI's):

1) The district will fund a LFI for HVAC upgrades related to the chilled beam system. The LFI will be for \$1,000,000. The MOU has been routed and signed off by the district and OSFC.

D. Accounting / Drawdown Process:

1) A job cost summary dated 12/31/09 was distributed and reviewed.

E. Project Schedule:

- 1) Approve CD Documents and authorize bidding: 1/19/10
- 2) Advertise: 1/21 and 1/28 (Revised post meeting to 1/28 and 2/4)
- 3) Pre-bid: 2/4 (Revised post meeting to 2/11)
- 4) Bid Opening: 2/18 (Revised post meeting to 2/25)
- 5) Accept bids and authorize contracts: 3/15 board meeting

F. Miscellaneous:

1) No items.

The next Core Team Meeting is Monday, February 8, 2010, at 10:00 a.m. in Fremont.

Sincerely,

Christopher M. Moore, PE, CCM, LEED AP
Senior Project Manager

Attachments: Job Cost Summary

08-018 Fremont City Schools
501 Croghan Street
Fremont, OH 43420

Project Manager: Chris Moore
(419)332-5569

	Cost Calculator Estimate	Approved Changes	Total PCF & LFI Funding	Total Committed	Remaining To Commit	JTD Costs	Funds - JTD Costs
Sitework							
10-100 Site Construction	2,307,736		2,307,736		2,307,736		2,307,736
Sitework	2,307,736*	0*	2,307,736*	0*	2,307,736*	0*	2,307,736*
Building Construction							
11-100 Basic Building Constructn	16,509,678		16,509,678		16,509,678		16,509,678
Building Construction	16,509,678*	0*	16,509,678*	0*	16,509,678*	0*	16,509,678*
Technology							
12-100 Technology	847,402		847,402		847,402		847,402
Technology	847,402*	0*	847,402*	0*	847,402*	0*	847,402*
Loose Furnishings							
13-100 Loose Furnishings	833,384		833,384		833,384		833,384
Loose Furnishings	833,384*	0*	833,384*	0*	833,384*	0*	833,384*
Construction Contingency							
15-100 Construction Contingency	1,024,910		1,024,910		1,024,910		1,024,910
Construction Contingency	1,024,910*	0*	1,024,910*	0*	1,024,910*	0*	1,024,910*
Abatement Budget							
20-100 Abate - Hard Costs	1,354,196		1,354,196		1,354,196		1,354,196
20-300 Abate - Hard Cst Catngncy	94,794		94,794		94,794		94,794
20-400 Abate Misc Soft Costs	13,620		13,620		13,620		13,620
20-600 Abate Architect Fee	108,674		108,674		108,674		108,674
20-700 Abate CM Fee	86,939		86,939	86,938	1		86,939
20-800 Abate Commissioning	6,086		6,086		6,086		6,086
20-850 Abate MP Advisor	1,594		1,594		1,594		1,594
20-900 Abate Soft Cost Conting.	19,127		19,127		19,127		19,127
Abatement Budget	1,685,030*	0*	1,685,030*	86,938*	1,598,092*	0*	1,685,030*
Demolition Budget							
30-100 Demo Hard Costs	587,248		587,248		587,248		587,248
30-300 Demo Hard Cost Contingency	41,107		41,107		41,107		41,107
30-400 Demo Misc Soft Costs	5,907		5,907		5,907		5,907
30-600 Demo Architect Fees	47,127		47,127	31,418	15,709		47,127
30-700 Demo CM Fee	37,701		37,701	37,701			37,701
30-800 Demo Commissioning	2,639		2,639		2,639		2,639
30-850 Demo MP Advisor	691		691		691		691
30-900 Demo Soft Cost Contingency	8,294		8,294		8,294		8,294
Demolition Budget	730,714*	0*	730,714*	69,119*	661,595*	0*	730,714*
Local Funded Initiative							
60-500 LFI Architect Fees				41,376	41,376-	28,963	28,963-
Local Funded Initiative	0*	0*	0*	41,376*	41,376-*	28,963*	28,963-*
Owner Pass Through Costs							
80-100 Land Survey	17,218		17,218	15,300	1,918	15,200	2,018
80-110 Soil Borings	15,066		15,066	3,500	11,566	3,500	11,566
80-120 Agency Approvals/Fees	64,569		64,569	46,724	17,845	46,724	17,845
80-130 Construction Testing	107,616		107,616	32,985	74,631	14,029	93,587
80-200 Printing Plans & Specs	62,417		62,417	10,000	52,417	3,502	58,915
80-210 Advertising for Bids	4,305		4,305		4,305		4,305
80-300 Builder's Risk Insurance	47,351		47,351		47,351		47,351
80-500 Design Professional Comp.	1,399,002		1,399,002	1,377,479	21,523	902,460	496,542
80-600 CM Compensation	1,291,387		1,291,387	1,287,544	3,843	133,439	1,157,948
80-700 Commissioning Services	71,026		71,026	67,640	3,387	10,903	60,123
80-750 Maintenance Plan Advisor	15,066		15,066		15,066		15,066
80-900 Soft Cost Contingency	369,619		369,619	4,500	365,119	3,500	366,119
Owner Pass Through Costs	3,464,642*	0*	3,464,642*	2,845,671*	618,971*	1,133,256*	2,331,386*
08-018 Totals	27,403,496*	0*	27,403,496*	3,043,104*	24,360,392*	1,162,220*	26,241,276*