



TOUCHSTONE CPM

CONSTRUCTION PLANNING & MANAGEMENT

2301 Baton Rouge ■ Lima, Ohio 45805

Fremont City School District CORE TEAM MEETING March 8, 2010

Attending:

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

Hal Hawk, BAC
Don Nalley, BAC
Steve Wilczynski, Fanning/Howey
Curt South, Fanning/Howey

Madison Dowlen, OSFC
Brian Hurst, Touchstone
Chris Moore, Touchstone

Distribution List:

All Attendees Plus:
Marc Glotzbecker, Fremont
Terry Overmyer, BAC
Annette Komminsk, Touchstone
Tim Ellenberger, Fremont

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

Faye Eishen, Fremont
Dale Niemeyer, VPS/TCPM
Nate Neuenschwander, Touchstone

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) Construction drawing (CD) phase – Phase submission was signed off by Fremont, OSFC, Fanning/Howey and TCPM and distributed to all parties.
- 2) Project is out for bid. A pre-bid meeting has been held and bids are due on 3/17.
- 3) District has 11 alternates and has prioritized them. Madison noted that the district needs to take the desired alternates at the time of award as the OSFC does not support adding them later as change orders. The district can use bid day savings to select alternates.
- 4) Fanning/Howey has responded to the first correction letter from the state for plan approval.
- 5) *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 (1/11/10). District met with the city. The city is looking at placing a traffic light at the middle school. They would also like to put one in at Fangboner Road. Preliminary cost projections are \$150,000 to \$175,000 for each light. They would like some financial support from the district for the work. Madison would like a copy of the traffic study and confirmation that the city will bid out and maintain the system. Fanning/Howey will forward the traffic study (2/8/10). Madison received the traffic study. Madison noted that new projects now have a site safety allowance of \$300,000 to address items such as this, but the Fremont master plan was done before this policy was in place. He would like more information including how the project will be bid, what the proposed split in cost is between the city and district, and a firm cost estimate. Project soft cost contingency may be able to be used to co-fund this if OSFC approves of the terms.*
- 6) LEED - Fanning/Howey has submitted to USGBC for design phase credits. They are waiting for a response to the submission. Project is tracking Platinum.

- 7) *It was noted that there may be a buried British soldier under the existing MS. The district is researching this (10/12/09).*
- 8) Builders Risk Insurance – Madison Dowlen is still reviewing with the district's legal counsel. He has a question regarding some of the wording in the policy. Policy will need to be in place on 4/1/10.
- 9) District is working on the ground breaking ceremony. It has been scheduled for April 29th at 1:00 pm.
- 10) Time Warner has relocated the fiber line between Cedar and North as it was in the tree line. They have also relocated the cable run to the high school as it ran east/west through the site.
- 11) AEP has completed their cost estimate for the new electrical service. The total cost is \$55,268.97. The district should be receiving a down payment invoice soon.

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 for the CD phase has been routed and is included in the CD phase submission.

D. Accounting / Drawdown Process:

- 1) A job cost summary dated 3/5/10 was distributed and reviewed.
- 2) Annette Komminsk met with Madison Dowlen last month to review Textura software for pay application processing. Madison noted he had no issue with the use of the software for electronic payments. Fanning/Howey is still reviewing. A decision will need to be made soon to include the proper pay application procedures in the specifications by addendum prior to the bid date.

E. Project Schedule:

- 1) Bid Opening: 3/17
- 2) Post bid review meetings: 3/25 and 3/26
- 3) Accept bids and authorize contracts: Week of 4/5 at special board meeting (tentative)

F. Miscellaneous:

- 1) Contractor partnering meeting is tentatively set for May 10th. Touchstone to confirm. District will review options for a location.

The next Core Team Meeting is Monday, April 12, 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
11-110 AEP Temp Elect @ worksite		22,598	22,598	22,598			22,598
Building Construction	16,509,678*	22,598*	16,532,276*	22,598*	16,509,678*	0*	16,532,276*
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	22,598-	1,002,312		1,002,312		1,002,312
Construction Contingency	1,024,910*	22,598-*	1,002,312*	0*	1,002,312*	0*	1,002,312*
Abatement Budget							
20-100 Abate - Hard Costs	1,354,196		1,354,196		1,354,196		1,354,196
20-300 Abate - Hard Cst Cntngncy	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 Contingncy	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 Contingncy	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-	29,480	29,480-
Local Funded Initiative	0*	0*	0*	41,376*	41,376-*	29,480*	29,480-*
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	60,000	2,417	3,798	58,619
80-210 Advertising for Bids	4,305	195	4,500	1,412	3,088		4,500
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	918,341	480,661
80-600 CM Compensation	1,291,387		1,291,387	1,287,544	3,843	172,176	1,119,211
80-700 Commissioning Services	71,026		71,026	67,640	3,387	15,476	55,550
80-750 Maintenance Plan Advisor	15,066		15,066		15,066		15,066
80-900 Soft Cost Contingency	369,619	195-	369,424	4,500	364,924	3,500	365,924
Owner Pass Through Costs	3,464,642*	0*	3,464,642*	2,897,084*	567,558*	1,192,744*	2,271,898*
08-018 Totals	27,403,496*	0*	27,403,496*	3,117,115*	24,286,381*	1,222,225*	26,181,271*