



# TOUCHSTONE CPM

CONSTRUCTION PLANNING & MANAGEMENT

2301 Baton Rouge ■ Lima, Ohio 45805

## Fremont City School District CORE TEAM MEETING April 12, 2010

### Attending:

Traci McCaudy, Fremont	Hal Hawk, BAC	Al Gorman, BAC
Kim Theller, Fremont	Don Nalley, BAC	Nate Neuenschwander, Touchstone
David Chambers, Fremont	Steve Wilczynski, Fanning/Howey	Keith VanDeusen, OSFC
Jim Fails, Fremont	Curt South, Fanning/Howey	Chris Moore, Touchstone

### Distribution List:

All Attendees Plus:	Cindy Young, Fremont	Faye Eishen, Fremont
Marc Glotzbecker, Fremont	Dave Reinbolt, Fremont	Dale Niemeyer, VPS/TCPM
Terry Overmyer, BAC	Tom Kern, BAC	Brian Hurst, Touchstone
Annette Komminsk, Touchstone	Dave Saller, Fremont	John Keller, Fanning/Howey
Tim Ellenberger, Fremont	Madison Dowlen, OSFC	

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) Bids were received on 3/17/10 and came in 8.5% under the estimate. Because the bids came in low, the district LFI for chilled beam was eliminated, and all alternates except #4 have been accepted. Taking this into account, the bids came in \$12,958 under budget.
- 2) The district approved the award of contracts to the 6 primes on 4/8/10. TCPM has issued letters of intent.
- 3) Fanning/Howey has responded to the first correction letter from the state for plan approval and has yet to hear back. Curt South noted that the project has a partial permit and sitework/foundations can be started.
- 4) *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 (3/8/10). The district met with the city and they are going to bid out the project and maintain*

the lights once installed. The revised estimate by the city is \$100,000 for both lights. They will bid out this summer and installed in the fall. The city is prepared to handle the costs, but would appreciate the district helping with the costs. All work is pending city council approval. The district will need to determine if they will help with funding. OSFC would like any funding to be a LFI at this point and if funds are available at the end of the project, it would then be co-funded. OSFC will need to determine how much they would be willing to co-fund if the district chooses to assist with the cost of the project.

- 5) LEED - Fanning/Howey has submitted to USGBC for design phase credits. They are waiting for a response to the submission. Project is tracking Platinum.
- 6) *It was noted that there may be a buried British soldier under the existing MS. The district is researching this (10/12/09).*
- 7) Builders Risk Insurance – Policy is in place.
- 8) The ground breaking ceremony is scheduled for April 29<sup>th</sup> at 1:00 pm.
- 9) The district received an invoice form AEP for the new electrical service. The total cost is \$55,268.97.

**B. Local Funded Initiatives (LFI's):**

- 1) The \$1,000,000 LFI for HVAC upgrades related to the chilled beam system can be reduced post bid because the bids came in under budget. The LFI is for \$41,376 for design fees. The post bid MOU will be distributed by TCPM for signature.
- 2) District and OSFC will need to determine if a LFI is necessary for the traffic signal and what the amount would be. The LFI would be changed to co-funded if dollars are available in the budget when the project is complete.

**D. Accounting / Drawdown Process:**

- 1) A job cost summary dated 4/9/10 was distributed and reviewed.
- 2) TCPM will develop a change order log for review at each core team meeting. It will track all change requests and summarize the remaining contingency funds.
- 3) Textura software for pay application processing will not be used for the project. OSFC would like to investigate prior to allowing the use of this process.

**E. Project Schedule:**

- 1) Pre-construction Meeting: 4/28
- 2) Start work on site: Early May
- 3) Partnering Meeting: 5/10

**F. Miscellaneous:**

- 1) Contractor partnering meeting is set for May 10<sup>th</sup>. Touchstone will issue a formal notice for the meeting. The partnering meeting will take the place of the May Core Team Meeting.

**The next Core Team Meeting is Monday, June 14, 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
<b>Sitework</b>							
10-100 Site Construction	2,307,736	22,598-	2,285,138		2,285,138		2,285,138
10-120 AEP temp. Elec. work site		22,598	22,598		22,598		22,598
<b>Sitework</b>	<b>2,307,736*</b>	<b>0*</b>	<b>2,307,736*</b>	<b>0*</b>	<b>2,307,736*</b>	<b>0*</b>	<b>2,307,736*</b>
<b>Building Construction</b>							
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
<b>Building Construction</b>	<b>16,509,678*</b>	<b>22,598*</b>	<b>16,532,276*</b>	<b>22,598*</b>	<b>16,509,678*</b>	<b>0*</b>	<b>16,532,276*</b>
<b>Technology</b>							
12-100 Technology	847,402		847,402		847,402		847,402
<b>Technology</b>	<b>847,402*</b>	<b>0*</b>	<b>847,402*</b>	<b>0*</b>	<b>847,402*</b>	<b>0*</b>	<b>847,402*</b>
<b>Loose Furnishings</b>							
13-100 Loose Furnishings	833,384		833,384		833,384		833,384
<b>Loose Furnishings</b>	<b>833,384*</b>	<b>0*</b>	<b>833,384*</b>	<b>0*</b>	<b>833,384*</b>	<b>0*</b>	<b>833,384*</b>
<b>Construction Contingency</b>							
15-100 Construction Contingency	1,024,910	22,598-	1,002,312		1,002,312		1,002,312
<b>Construction Contingency</b>	<b>1,024,910*</b>	<b>22,598-*</b>	<b>1,002,312*</b>	<b>0*</b>	<b>1,002,312*</b>	<b>0*</b>	<b>1,002,312*</b>
<b>Abatement Budget</b>							
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
<b>Abatement Budget</b>	<b>1,685,030*</b>	<b>0*</b>	<b>1,685,030*</b>	<b>86,938*</b>	<b>1,598,092*</b>	<b>0*</b>	<b>1,685,030*</b>
<b>Demolition Budget</b>							
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
<b>Demolition Budget</b>	<b>730,714*</b>	<b>0*</b>	<b>730,714*</b>	<b>69,119*</b>	<b>661,595*</b>	<b>0*</b>	<b>730,714*</b>
<b>Local Funded Initiative</b>							
60-500 LFI Architect Fees				41,376	41,376-	29,998	29,998-
<b>Local Funded Initiative</b>	<b>0*</b>	<b>0*</b>	<b>0*</b>	<b>41,376*</b>	<b>41,376-*</b>	<b>29,998*</b>	<b>29,998--*</b>
<b>Owner Pass Through Costs</b>							
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	47,115	17,454	47,115	17,454
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	498	4,002
80-300 Builder's Risk Insurance	47,351		47,351	24,023	23,328	24,023	23,328
80-500 Design Professional Comp.	1,399,002		1,399,002	1,377,479	21,523	934,222	464,780
80-600 CM Compensation	1,291,387		1,291,387	1,287,544	3,843	195,535	1,095,852
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
<b>Owner Pass Through Costs</b>	<b>3,464,642*</b>	<b>0*</b>	<b>3,464,642*</b>	<b>2,921,498*</b>	<b>543,144*</b>	<b>1,256,897*</b>	<b>2,207,745*</b>
<b>08-018 Totals</b>	<b>27,403,496*</b>	<b>0*</b>	<b>27,403,496*</b>	<b>3,141,529*</b>	<b>24,261,967*</b>	<b>1,286,895*</b>	<b>26,116,601*</b>