



TOUCHSTONE CPM

CONSTRUCTION PLANNING & MANAGEMENT

2301 Baton Rouge ■ Lima, Ohio 45805

Fremont City School District CORE TEAM MEETING May 10, 2010

Attending:

Traci McCaudy, Fremont	Tim Ellenberger, Fremont	Dale Niemeyer, VPS/TCPM
Kim Theller, Fremont	Don Nalley, BAC	Brian Hurst, Touchstone
David Chambers, Fremont	Al Gorman, BAC	Chris Moore, Touchstone
Jim Fails, Fremont	Curt South, Fanning/Howey	
Madison Dowlen, OSFC	Nate Neuenschwander, Touchstone	

Distribution List:

All Attendees Plus:	Cindy Young, Fremont	Faye Eishen, Fremont
Marc Glotzbecker, Fremont	Dave Reinbolt, Fremont	Hal Hawk, BAC
Terry Overmyer, BAC	Tom Kern, BAC	
Annette Komminsk, Touchstone	Dave Saller, Fremont	
Steve Wilczynski, Fanning/Howey	John Keller, Fanning/Howey	

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

A. Construction Phase & Project Schedule

- 1) Work is starting to proceed on the site. Temporary sidewalk has been poured to route students between the high school and tech school. Construction site fencing is scheduled to go up tomorrow. Steel piles will be delivered this week as the general contractor mobilizes. Earthwork will begin next week.
- 2) A pre-construction meeting is scheduled for 5/10/10 at 1:00 pm with the contractors.
- 3) Weekly progress meetings will be held on Wednesday's at 1:00 pm.

B. Design Phase Status:

- 1) Contracts have been awarded for General Trades, Roofing, Food Service, Fire Protection, and Plumbing. Due to a bid protest and court proceedings centered around a bidder indicating N/A on an alternate on their bid form, the district is rebidding the HVAC and Electrical bid categories. The rebid has advertised and bids are due on 5/20/10. The scope of the work has not changed and Fanning/Howey has issued Addendum #5 to the documents for the rebid.
- 2) Fanning/Howey continues to work through the permitting process. Correction letters from the state for plan approval are being responded to by Fanning/Howey.
- 3) LEED - Fanning/Howey has submitted to USGBC for design phase credits. They are waiting for a response to the submission. Project is tracking Platinum.
- 4) *It was noted that there may be a buried British soldier under the existing MS. The district is researching this (10/12/09).*
- 5) The ground breaking ceremony was held on April 29th.

C. 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 after the HVAC/Electrical rebid.

- 2) District and OSFC will need to determine if a LFI is necessary for the traffic signals the city is putting in 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. The estimate by the city is \$100,000. The city is prepared to fund 100% if necessary pending city council approval. The team will wait to see the results of the HVAC/Electrical rebid before making a decision.

D. Accounting / Drawdown Process:

- 1) A job cost summary dated 5/7/10 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) The next draw down is scheduled for 5/18/10.

E. Project Schedule:

- 1) Pre-construction Meeting: 5/10
- 2) HVAC and Electrical Rebid: 5/20
- 3) Partnering Meeting: 6/14

F. Miscellaneous:

- 1) Contractor partnering meeting has been rescheduled for June 14th. The partnering meeting will take the place of the June Core Team Meeting.

The next Core Team Meeting is Monday, July 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	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
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		22,470	128
Building Construction	16,509,678*	22,598*	16,532,276*	22,598*	16,509,678*	22,470*	16,509,806*
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-	31,032	31,032-
Local Funded Initiative	0*	0*	0*	41,376*	41,376-*	31,032*	31,032-*
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	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	31,070	31,347
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	979,109	419,893
80-600 CM Compensation	1,291,387		1,291,387	1,287,544	3,843	243,863	1,047,524
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*	2,921,498*	543,144*	1,377,384*	2,087,258*
08-018 Totals	27,403,496*	0*	27,403,496*	3,141,529*	24,261,967*	1,430,886*	25,972,610*