



# TOUCHSTONE CPM

CONSTRUCTION PLANNING & MANAGEMENT

2301 Baton Rouge ■ Lima, Ohio 45805

## Fremont City School District CORE TEAM MEETING May 11, 2009

### **Attending:**

|                         |                                 |                                 |
|-------------------------|---------------------------------|---------------------------------|
| David Chambers, Fremont | Don Nalley, BAC                 | Curt South, Fanning/Howey       |
| Jim Fails, Fremont      | Hal Hawk, BAC                   | Nate Neuenschwander, Touchstone |
| Kim Theller, Fremont    | Tom Kern, BAC                   | Chris Moore, Touchstone         |
| Dave Saller, Fremont    | Madison Dowlen, OSFC            |                                 |
| Dave Reinbolt, Fremont  | Steve Wilczynski, Fanning/Howey |                                 |

### **Distribution List:**

|                              |                        |                      |
|------------------------------|------------------------|----------------------|
| All Attendees Plus:          | Al Gorman, BAC         | Cindy Young, Fremont |
| Marc Glotzbecker, Fremont    | Terry Overmyer, BAC    |                      |
| Annette Komminsk, Touchstone | Traci McCaudy, 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) The Program of Requirements (POR) has been completed by Fanning/Howey. Touchstone reviewed the POR and provided comments in regards to compliance with the OSFC design manual. The OSFC reviewed the POR as well and offered review comments. Fanning/Howey has responded to each review comment. It was agreed to approve the POR at the May 18<sup>th</sup> board meeting.
- 2) Schematic Drawings (SD) have been completed. Fanning/Howey has shared the SD drawings with the design committee. Touchstone is still working through the estimate with Fanning/Howey. Soil conditions will require deep foundations. Fanning/Howey has indicated auger cast piles on the SD drawings. It was agreed to target the June 15th board meeting for approval of the SD phase.
- 3) Curt South summarized the process of discussion that lead to the decision to go with a 3 story building. Traffic flow, soil conditions, and size of the site all went into the decision.
- 4) Fanning/Howey has started the (DD) design development phase. Curt South reported that they are finalizing the floor plans verses the POR. They are looking at exterior materials and colors. He will be meeting with the middle school staff on casework this week and then again in a few weeks.
- 5) Variance request on chilled beam was approved.
- 6) Fanning/Howey is putting together the requirements for a traffic study. They have met with the bus supervisor to discuss. Traffic study should be conducted prior to school letting out.
- 7) Site Survey – Pricing has been received and is under review by Fanning/Howey.
- 8) Phase I Environmental Site Assessment – Fanning/Howey to issue RFP's for the work.

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

- 1) The district has expressed an interest in funding additional dollars for the chilled beam system and possibly for flooring upgrades. The district will continue to have discussion on this as they have not determined the amount of funding they can provide. Fanning/Howey has scheduled a meeting with the district to review the scope of work for potential LFI's.

**D. Accounting / Drawdown Process:**

- 1) A job cost summary dated 5/8/09 was distributed and reviewed.
- 2) June 25<sup>th</sup> is the date the district will sell notes to bonds.

**E. Project Schedule:**

- 1) The project is tracking on schedule. The team is targeting the May 18<sup>th</sup> board meeting to approve the POR phase submission and June 15<sup>th</sup> meeting to approve the SD phase submission.

**F. Miscellaneous:**

- 1) Nate Neuenschwander continues to meet with the BAC to discuss responsible bidder criteria that can be added to the bid documents.
- 2) TCPM is targeting to conduct local contractor informational meetings in the fall for potential bidders.

**The next Core Team Meeting is Monday, June 8, 2009, 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<br>Calculator<br>Estimate | Approved<br>Changes | Total<br>PCF & LFI<br>Funding | Total<br>Committed | Remaining<br>To Commit | JTD<br>Costs    | Funds -<br>JTD Costs |
|----------------------------------|--------------------------------|---------------------|-------------------------------|--------------------|------------------------|-----------------|----------------------|
| <b>Sitework</b>                  |                                |                     |                               |                    |                        |                 |                      |
| 10-100 Site Construction         | 2,307,736                      |                     | 2,307,736                     |                    | 2,307,736              |                 | 2,307,736            |
| <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           |
| <b>Building Construction</b>     | <b>16,509,678*</b>             | <b>0*</b>           | <b>16,509,678*</b>            | <b>0*</b>          | <b>16,509,678*</b>     | <b>0*</b>       | <b>16,509,678*</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                      |                     | 1,024,910                     |                    | 1,024,910              |                 | 1,024,910            |
| <b>Construction Contingency</b>  | <b>1,024,910*</b>              | <b>0*</b>           | <b>1,024,910*</b>             | <b>0*</b>          | <b>1,024,910*</b>      | <b>0*</b>       | <b>1,024,910*</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                        |                    | 86,939                 |                 | 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>0*</b>          | <b>1,685,030*</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>31,418*</b>     | <b>699,296*</b>        | <b>0*</b>       | <b>730,714*</b>      |
| <b>Local Funded Initiative</b>   |                                |                     |                               |                    |                        |                 |                      |
| 60-500 LFI Architect Fees        |                                |                     |                               | 41,376             | 41,376-                | 7,530           | 7,530-               |
| <b>Local Funded Initiative</b>   | <b>0*</b>                      | <b>0*</b>           | <b>0*</b>                     | <b>41,376*</b>     | <b>41,376-*</b>        | <b>7,530*</b>   | <b>7,530-*</b>       |
| <b>Owner Pass Through Costs</b>  |                                |                     |                               |                    |                        |                 |                      |
| 80-100 Land Survey               | 17,218                         |                     | 17,218                        |                    | 17,218                 |                 | 17,218               |
| 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                        |                    | 64,569                 |                 | 64,569               |
| 80-130 Construction Testing      | 107,616                        |                     | 107,616                       | 2,985              | 104,631                |                 | 107,616              |
| 80-200 Printing Plans & Specs    | 62,417                         |                     | 62,417                        | 10,000             | 52,417                 |                 | 62,417               |
| 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                 | 231,227         | 1,167,775            |
| 80-600 CM Compensation           | 1,291,387                      |                     | 1,291,387                     |                    | 1,291,387              |                 | 1,291,387            |
| 80-700 Commissioning Services    | 71,026                         |                     | 71,026                        | 67,640             | 3,387                  | 2,638           | 68,388               |
| 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              |
| <b>Owner Pass Through Costs</b>  | <b>3,464,642*</b>              | <b>0*</b>           | <b>3,464,642*</b>             | <b>1,466,104*</b>  | <b>1,998,538*</b>      | <b>240,865*</b> | <b>3,223,777*</b>    |
| <b>08-018 Totals</b>             | <b>27,403,496*</b>             | <b>0*</b>           | <b>27,403,496*</b>            | <b>1,538,897*</b>  | <b>25,864,599*</b>     | <b>248,396*</b> | <b>27,155,100*</b>   |