



TOUCHSTONE CPM

CONSTRUCTION PLANNING & MANAGEMENT

2301 Baton Rouge ■ Lima, Ohio 45805

Fremont City School District CORE TEAM MEETING July 12, 2010

Attending:

Traci McCaudy, Fremont	Steve Wilczynski, Fanning/Howey	Chris Moore, Touchstone
Kim Theller, Fremont	Curt South, Fanning/Howey	
David Chambers, Fremont	Annette Komminsk, Touchstone	
Don Nalley, BAC	Dale Niemeyer, VPS/TCPM	
Madison Dowlen, OSFC	Amanda Burgess, TPCM	

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	Jim Fails, Fremont
Nate Neuenschwander, Touchstone	Dave Saller, Fremont	Jamie Trombley, TPCM
Brian Hurst, Touchstone	John Keller, Fanning/Howey	
Al Gorman, BAC	Tim Ellenberger, 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. Construction Phase & Project Schedule

- 1) Dale Niemeyer gave a brief overview of construction. Building pad is in and parking and drives are stoned. Steel piles and concrete footers are complete in Unit A. Piles in B are 60% complete and concrete footers are underway. Sanitary tie in at Cedar has started. Masonry will start soon in A and steel will start in August in Unit C. The overall project is tracking on schedule.
- 2) A pre-construction meeting was held on 5/10/10 with the contractors.
- 3) LEED kick off meeting was held with contractors. TPCM and Fanning/Howey will be meeting quarterly to review LEED submissions with the contractors.
- 4) TPCM is working with the roofing contractor to negotiate a square foot cost for temporary roofing. The schedule may not allow the permanent roof to be installed due to weather so a plan is needed to dry in the building and not delay the schedule. It is anticipated that C will need a temporary roof, but weather conditions will dictate this.
- 5) All contracts have been sent to OSFC for signature. All contractors have received a notice to proceed letter.

B. Design Phase – LF & Tech:

- 1) Fanning/Howey and TPCM will need to discuss the design schedule and determine proposed bid categories and bid timeline for loose furnishings and technology bid packages and review this with the team.
- 2) District will form design committee and the first meeting will be in September.
- 3) Madison Dowlen noted that the district needs to pick and be comfortable with 3 manufactures for each item. This can be challenging for loose furnishings.

C. Contract and Costing

Architectural Supplemental Information (ASI's)

- 1) A total of 10 ASI's have been issued.

Request for Information (RFI's)

- 1) A total of 23 RFI's have been received. No RFI's are currently open.

Change Order Log

- 1) 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.
- 2) Discussion was held on the exterior brick selection. The mock up panel is constructed with a Glen Gery brick that is listed in the specifications. The district would prefer Belden brick. This is a change of \$12,000. It was agreed that the district would go with the Belden and fund this as a LFI.
- 3) District approved moving forward with RFP #7 to revise the capacity of the elevator.

Job Cost

- 1) A Job Cost Summary dated 7/9/10 was distributed and reviewed.
- 2) Annette Komminsk will develop a revised draw down schedule and coordinate this with Dave Chambers.

D. Local Funded Initiatives (LFI's):

- 1) Post bid LFI is for \$41,376 for design fees associated with the chilled beam design, Alternate #3 Roller Shades \$15,245, Alternate #9 Masonry Veneer \$97,000, and Alternate 10 Landscaping \$13,300. The post bid MOU will be distributed by TCPM for signature.
- 2) TCPM will draft a MOU LFI for \$12,000 for the "upgrade" to Belden brick.
- 3) OSFC will not co-fund the proposed traffic signal work required. This will be a LFI if the district chooses to assist the city with funding.

E. Miscellaneous:

- 1) Contractor partnering meeting was held on June 14th.

The next Core Team Meeting is Monday, August 9, 2010, at 10:00 a.m. in Fremont at the TCPM Field Office.

Sincerely,

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

Attachments: Job Cost Summary



Toggle View

Fremont New Middle School
Basic Job Cost Summary

Projec	Description	Cost Calculator Estimate	Approved Changes	Total PCF & LFI Funding	Total Committed	Remaining To Commit	JTD Costs	Funds - JTD Costs
anettek	Totals	\$2,307,736	-\$2,307,736	\$0	\$0	\$0	\$0	\$0
T 01-10100	MID - Sitework	\$2,307,736	-\$2,307,736	\$0	\$0	\$0	\$0	\$0
T 01-10200	MID - Utility Aid to Construction	\$0	\$22,598	\$22,598	\$22,598	\$0	\$22,470	\$128
T 01-11100	MID - General Trades	\$16,509,678	-\$5,434,678	\$11,075,000	\$11,075,000	\$0	\$0	\$1,075,000
T 01-11200	MID - Roofing	\$0	\$716,000	\$716,000	\$716,000	\$0	\$0	\$716,000
T 01-11300	MID - Kitchen Equipment	\$0	\$416,500	\$416,500	\$416,500	\$0	\$0	\$416,500
T 01-11400	MID - Fire Protection	\$0	\$269,470	\$269,470	\$269,470	\$0	\$0	\$269,470
T 01-11500	MID - Plumbing	\$0	\$959,444	\$959,444	\$959,444	\$0	\$0	\$959,444
T 01-11600	MID - HVAC	\$0	\$2,988,400	\$2,988,400	\$2,988,400	\$0	\$0	\$2,988,400
T 01-11700	MID - Electrical	\$0	\$2,568,967	\$2,568,967	\$2,568,967	\$0	\$0	\$2,568,967
T 01-12100	MID - Loose Furnishings	\$833,384	\$0	\$833,384	\$833,384	\$0	\$0	\$833,384
T 01-13100	MID - Technology	\$847,402	\$0	\$847,402	\$847,402	\$0	\$0	\$847,402
T 01-15100	MID - Hard Cost Contingency	\$1,024,910	-\$198,965	\$825,945	\$0	\$825,945	\$0	\$825,945
T 01-20100	MID - Abatement	\$1,354,196	\$0	\$1,354,196	\$0	\$1,354,196	\$0	\$1,354,196
T 01-20300	MID - Abatement Contingency	\$94,794	\$0	\$94,794	\$0	\$94,794	\$0	\$94,794
T 01-20400	MID - Abate Misc Soft Costs	\$21,300	\$0	\$21,300	\$0	\$21,300	\$0	\$21,300
T 01-20500	MID - Abate Design Prof	\$108,674	\$0	\$108,674	\$0	\$108,674	\$0	\$108,674
T 01-20600	MID - Abate CM Fees	\$86,939	\$0	\$86,939	\$1	\$86,939	\$0	\$86,939
T 01-20900	MID - Abate Soft Cost Cont	\$19,127	\$0	\$19,127	\$0	\$19,127	\$0	\$19,127
T 01-30100	MID - Demolition	\$587,248	\$0	\$587,248	\$0	\$587,248	\$0	\$587,248
T 01-30300	MID - Demo Contingency	\$41,107	\$0	\$41,107	\$0	\$41,107	\$0	\$41,107
T 01-30400	MID - Demo Misc Soft Costs	\$9,237	\$0	\$9,237	\$0	\$9,237	\$0	\$9,237
T 01-30500	MID - Demo Design Prof	\$47,127	\$0	\$47,127	\$15,709	\$15,709	\$0	\$47,127
T 01-30600	MID - Demo CM Fee	\$37,701	\$0	\$37,701	\$0	\$37,701	\$0	\$37,701
T 01-30900	MID - Demo Soft Cost Cont	\$8,294	\$0	\$8,294	\$0	\$8,294	\$0	\$8,294
T 01-60110	MID - LFI GT Roller w/Shades	\$0	\$12,000	\$12,000	\$0	\$0	\$0	\$12,000
T 01-60111	MID - LFI GT Masonry	\$0	\$97,000	\$97,000	\$0	\$0	\$0	\$97,000
T 01-60112	MID - LFI GT Landscaping	\$0	\$13,300	\$13,300	\$0	\$0	\$0	\$13,300
T 01-60701	MID - LFI Elect. Roller w/Shades	\$0	\$3,245	\$3,245	\$0	\$0	\$0	\$3,245
T 01-60850	MID - LFI Discrete A/E Fee	\$0	\$41,376	\$41,376	\$0	\$0	\$0	\$41,376
T 01-80100	MID - Land Survey	\$17,218	\$0	\$17,218	\$15,300	\$1,918	\$15,200	\$2,018
T 01-80110	MID - Soil Borings	\$15,066	\$0	\$15,066	\$0	\$15,066	\$0	\$15,066
T 01-80120	MID - Agency Approval Fees	\$64,569	\$0	\$64,569	\$47,215	\$17,354	\$47,215	\$17,354
T 01-80130	MID - Construction Testing	\$107,616	\$0	\$107,616	\$36,485	\$71,131	\$17,529	\$90,087
T 01-80200	MID - Printing	\$62,417	\$0	\$62,417	\$60,000	\$2,417	\$31,820	\$30,597
T 01-80210	MID - Advertising	\$4,305	\$0	\$4,305	\$7,111	-\$2,806	\$1,697	\$2,608
T 01-80300	MID - Builder's Risk Insurance	\$47,351	\$0	\$47,351	\$24,023	\$23,328	\$24,023	\$23,328
T 01-80500	MID - Design Professional Fees	\$1,399,002	\$0	\$1,399,002	\$1,377,479	\$21,523	\$1,051,372	\$347,630
T 01-80600	MID - CM Services	\$1,291,387	\$0	\$1,291,387	\$1,287,544	\$3,843	\$332,266	\$959,121
T 01-80650	MID - Commissioning Fees	\$71,026	\$0	\$71,026	\$67,640	\$3,387	\$16,355	\$54,671
T 01-80700	MID - Maintenance Plan Advisor	\$15,066	\$0	\$15,066	\$0	\$15,066	\$0	\$15,066
T 01-80900	MID - Soft Cost Contingency	\$369,619	\$0	\$369,619	\$8,000	\$361,619	\$7,000	\$362,619
Total		\$27,403,496	\$166,921	\$27,570,417	\$22,270,154	\$5,300,263	\$1,566,947	\$26,003,470