



TOUCHSTONE CPM

CONSTRUCTION PLANNING & MANAGEMENT

2301 Baton Rouge ■ Lima, Ohio 45805

Fremont City School District CORE TEAM MEETING August 10, 2009

Attending:

Traci McCaudy, Fremont
Kim Theller, Fremont
Jim Fails, Fremont
Don Nalley, BAC

Al Gorman, BAC
Madison Dowlen, OSFC
Steve Wilczynski, Fanning/Howey
Curt South, Fanning/Howey

Annette Komminsk, Touchstone
Chris Moore, Touchstone

Distribution List:

All Attendees Plus:
Marc Glotzbecker, Fremont
Terry Overmyer, BAC
Tom Kern, BAC

Hal Hawk, BAC
Dave Reinbolt, Fremont
Nate Neuenschwander, Touchstone
Cindy Young, Fremont

Dave Saller, Fremont
David Chambers, 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) Schematic Drawing (SD) phase submission was approved at the June 15th board meeting. Touchstone is finalizing all of the documents for the phase submission binder with Fanning/Howey and will distribute at the next core team meeting.
- 2) Fanning/Howey continues to work on the (DD) design development drawings. Curt South reported that they continue to meet with exterior and interior design committee's that the district has created. Drawings are on schedule and will be printing on 8/31. The team will target the October 19th board meeting to approve the DD phase submission.
- 3) Fanning/Howey has followed up with justification letters for chilled beam and the outdoor air unit associated with the previously submitted variance request. They are proceeding with these.
- 4) District would like to use stained/polished concrete in cafeteria and hallways. They would like to state term this along with carpet. Madison Dowlen to check and see if a variance request is necessary for stained/polished concrete. Madison would like a justification letter from the architect and for the district to pass a resolution for this. While the district will get exact manufactures that it would prefer, state term if often more costly then bidding out. TCPM expressed concerns over having these items purchased through state term as it is often hard to integrate these contractors with the other contractors.
- 5) District would like resinous quartz flooring in the kitchen. Madison Dowlen to advise if a variance request is needed.
- 6) Purchase order has been issued for a traffic study. No summer baseline was required. Study will take place in early September.
- 7) Discussion was held on natural tree barrier on the west side of the site. Existing trees are in poor condition. They provide an excellent sound barrier between the site and neighboring housing. District would like the trees to be replaced. It was agreed that this should be an alternate and if funds are available on bid day, the OSFC will co-fund.
- 8) A drive for emergency use is needed on the west side of the building. Options include an asphalt paved drive or possibly some sort of paver system that grass can grow through. Pros

and cons of each were discussed. This issue will require more investigation and design consideration.

- 9) Site survey work is 99% complete.
- 10) Phase I Environmental Site Assessment – RFP is in progress by Fanning/Howey.
- 11) CTL has been awarded the geotechnical investigation and materials testing work. Borings are mostly complete and Fanning/Howey is awaiting the formal reports.
- 12) MPA interviews were conducted. Four Seasons will be providing MPA services.
- 13) LEED point checklist will be updated and discussed at the next core team meeting.

B. Local Funded Initiatives (LFI's):

- 1) The district will fund a LFI for HVAC upgrades related to the chilled beam system. Touchstone will draft a MOU for the work. The LFI will be for \$1,000,000.

D. Accounting / Drawdown Process:

- 1) A job cost summary dated 8/7/09 was distributed and reviewed.

E. Project Schedule:

- 1) The project is tracking on schedule. The DD phase submission will be approved at the October 19th board meeting. The next milestone is completion of the CD documents in late November.

F. Miscellaneous:

- 1) *The district, working with the BAC, has finalized its additional responsible bidder criteria that they would like added to the bid documents. There are 6 to 8 items, but it does not include prevailing wage. A summary has been sent to Sylvia Gillis, legal counsel, for review and preparation of a board resolution (6/8/09). The district is targeting the September board meeting for approval. TCPM and OSFC legal counsel to review as well.*

The next Core Team Meeting is Monday, September 14, 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 Calculator Estimate | Approved Changes | Total <u>PCF & LFI</u> 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 |
| Building Construction | 16,509,678* | 0* | 16,509,678* | 0* | 16,509,678* | 0* | 16,509,678* |
| 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 | | 1,024,910 | | 1,024,910 | | 1,024,910 |
| Construction Contingency | 1,024,910* | 0* | 1,024,910* | 0* | 1,024,910* | 0* | 1,024,910* |
| 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- | 14,482 | 14,482- |
| Local Funded Initiative | 0* | 0* | 0* | 41,376* | 41,376-* | 14,482* | 14,482-* |
| Owner Pass Through Costs | | | | | | | |
| 80-100 Land Survey | 17,218 | | 17,218 | 9,000 | 8,218 | 8,900 | 8,318 |
| 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 | 2,985 | 104,631 |
| 80-200 Printing Plans & Specs | 62,417 | | 62,417 | 10,000 | 52,417 | 164 | 62,253 |
| 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 | 444,668 | 954,334 |
| 80-600 CM Compensation | 1,291,387 | | 1,291,387 | 1,287,544 | 3,843 | | 1,291,387 |
| 80-700 Commissioning Services | 71,026 | | 71,026 | 67,640 | 3,387 | 5,452 | 65,574 |
| 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 |
| Owner Pass Through Costs | 3,464,642* | 0* | 3,464,642* | 2,762,648* | 701,994* | 469,168* | 2,995,474* |
| 08-018 Totals | 27,403,496* | 0* | 27,403,496* | 2,960,080* | 24,443,416* | 483,650* | 26,919,846* |