



TOUCHSTONE CPM

CONSTRUCTION PLANNING & MANAGEMENT

2301 Baton Rouge ■ Lima, Ohio 45805

Fremont City School District CORE TEAM MEETING October 12, 2009

Attending:

Traci McCaudy, Fremont
Kim Theller, Fremont
David Chambers, Fremont
Al Gorman, BAC

Don Nalley, BAC
Chris Moore, Touchstone
Curt South, Fanning/Howey
Steve Wilczynski, Fanning/Howey

Annette Komminsk, Touchstone
Nate Neuenschwander, Touchstone

Distribution List:

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

Hal Hawk, BAC
Dave Reinbolt, Fremont
Madison Dowlen, OSFC
Cindy Young, Fremont

Dave Saller, Fremont
Jim Fails, 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 team is targeting the October 19th board meeting to approve the DD phase submission. TCPM has forwarded a draft estimate of the DD documents. The project appears to be on budget.
- 2) Fanning/Howey continues with the (CD) construction drawings. Design review meetings are ongoing. They are targeting 11/30 to be complete.
- 3) *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 (8/10/09). Further discussion was held on this. Madison will support state term purchasing on stained concrete, but will want to see the carpet bid out. Carpet will be in classrooms, media center, and admin areas and the district was hoping to state term to get the specific color pattern that they like (10/12/09). After the last meeting, Madison indicated via email the OSFC will not support state term on the concrete. The district has decided not to use stained concrete. They will be discussing other options including linoleum tile.*
- 4) *District would like resinous quartz flooring in the kitchen. Madison Dowlen to advise if a variance request is needed (8/10/09). Variance request is required.*
- 5) *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.*
- 6) LEED point checklist will be discussed at the next core team meeting. Fanning/Howey is submitting to USGBC for design phase credits in November.

- 7) District will place a sign at the location of the new MS so the public is aware of the site location.
- 8) It was noted that there may be a buried British soldier under the existing MS. The district is researching this.
- 9) Builders Risk Insurance - Chris Moore requested that Madison Dowlen forward the guidelines for builders risk to the district. Insurance needs to be in place prior to construction.
- 10) A brief discussion was held on groundbreaking. District will need to review this as we get closer to starting construction.

B. Local Funded Initiatives (LFI's):

- 1) The district will fund a LFI for HVAC upgrades related to the chilled beam system. The LFI will be for \$1,000,000. This will be included as part of the DD phase submission. The MOU has been sent to Fremont by TCPM. They will approve it at the 10/19 board meeting. OSFC will then sign.

D. Accounting / Drawdown Process:

- 1) A job cost summary dated 10/9/09 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 (8/10/09). OSFC has reviewed and approved. Resolution is ready for board approval (9/14/09). This will be approved by the school board at the October 19th board meeting.*

The next Core Team Meeting is ~~Monday, November 2, 2009~~, (Post meeting this was rescheduled for Thursday 11/19) 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		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-	18,619	18,619-
Local Funded Initiative	0*	0*	0*	41,376*	41,376-*	18,619*	18,619-*
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	1,826	60,591
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	571,716	827,286
80-600 CM Compensation	1,291,387		1,291,387	1,287,544	3,843	69,539	1,221,848
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*	667,417*	2,797,225*
08-018 Totals	27,403,496*	0*	27,403,496*	2,960,080*	24,443,416*	686,037*	26,717,459*