



TOUCHSTONE CPM

CONSTRUCTION PLANNING & MANAGEMENT

2301 Baton Rouge ■ Lima, Ohio 45805

Fremont City School District CORE TEAM MEETING November 19, 2009

Attending:

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

Don Nalley, BAC
Jim Fails, Fremont
Hal Hawk, BAC
Madison Dowlen, OSFC

Curt South, Fanning/Howey
Nate Neuenschwander, Touchstone
Chris Moore, Touchstone

Distribution List:

All Attendees Plus:
Marc Glotzbecker, Fremont
Terry Overmyer, BAC
Brian Hurst, Touchstone

Cindy Young, Fremont
Dave Reinbolt, Fremont
Tom Kern, BAC

Dave Saller, Fremont
Annette Komminsk, Touchstone
Steve Wilczynski, 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. Design Phase Status:

- 1) The (DD) design development drawings and phase submission were approved at the October 19th board meeting. There are a few documents that Fanning/Howey are finishing up and the phase binder will be distributed at the next core team meeting. Madison Dowlen will check to see that OSFC MEP comments were sent out.
- 2) Fanning/Howey continues with the (CD) construction drawings. They are on schedule to be completed on 11/30. They will be submitting for state plan approval with the CD documents. The team will target the second board meeting in January to approve the CD documents, phase submission, and authorize bidding.
- 3) *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 (10/12/09).*
Fanning/Howey just submitted.
- 4) AE justification letter is required for the sole sourcing of locks. New MS needs to match the rest of the district. Fanning/Howey to draft.
- 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 (10/12/09).* A pedestrian crossing is warranted. District will meet with the city to coordinate the details on funding for the signal. City will need to be responsible for maintaining the signal. OSFC may be able to co-fund. Potential cost needs to be identified.
- 6) LEED - Fanning/Howey is submitting to USGBC for design phase credits in November. Project is tracking Platinum.
- 7) *It was noted that there may be a buried British soldier under the existing MS. The district is researching this (10/12/09).*
- 8) Builders Risk Insurance - District is having their agent get quotes.
- 9) A Contractors' Open House is scheduled for 12/3 at 4:00 pm. A project overview and bidding opportunities will be discussed. District is advertising the event to get the word out.
- 10) District will be forming a groundbreaking committee.

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. District has signed and the MOU has been sent to the OSFC for signature.
- 2) Discussion was held on an additional stairway. It was agreed that this does not need to be an LFI since it is within the foot print of the building and already accounted for in the construction estimate.

D. Accounting / Drawdown Process:

- 1) A job cost summary dated 11/18/09 was distributed and reviewed.

E. Project Schedule:

- 1) The next milestone is completion of the CD documents in late November. The project is tracking on schedule. The CD phase submission and board approval to authorize bidding will be approved at the 2nd board meeting in January. Bids would then be received in February.

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 (10/12/09). Approved at the 10/19 board meeting and will be incorporated into the bid documents.*

The next Core Team Meeting is Monday, December 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 PCF & LFI Funding	Total Committed	Remaining To Commit	JTD Costs	Funds - JTD Costs
SITWORK							
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 LEI Architect Fees				41,376	41,376-	22,033	22,033-
Local Funded Initiative	0*	0*	0*	41,376*	41,376-*	22,033*	22,033-*
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	676,530	722,472
80-600 CM Compensation	1,291,387		1,291,387	1,287,544	3,843	94,728	1,196,659
80-700 Commissioning Services	71,026		71,026	67,640	3,387	10,903	60,123
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*	802,873*	2,661,769*
08-018 Totals	27,403,496*	0*	27,403,496*	2,960,080*	24,443,416*	824,905*	26,578,591*