



# TOUCHSTONE CPM

CONSTRUCTION PLANNING & MANAGEMENT

2301 Baton Rouge ■ Lima, Ohio 45805

## Fremont City School District CORE TEAM MEETING December 14, 2009

### Attending:

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

Hal Hawk, BAC  
Jim Fails, Fremont  
Tim Ellenberger, Fremont  
Madison Dowlen, OSFC

Steve Wilczynski, Fanning/Howey  
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  
Don Nalley, BAC

Dave Saller, Fremont  
Annette Komminsk, Touchstone  
Faye Eishen, 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 (DD) design development drawings and phase submission were approved at the October 19<sup>th</sup> board meeting. The phase submission binders were signed and distributed today.
- 2) Fanning/Howey has completed the (CD) construction drawings. The estimate and various reviews are underway. The team will target the 1/19 board meeting for CD approval and to authorize bidding. This should allow the bid to advertise on 1/21 and 1/28. Tentative schedule is to have a prebid on 2/4 with bids due on 2/18.
- 3) Discussion was held on the expected completion date of the building. During the bond campaign it was stated that the building would be ready for students for the fall of 2011 session. Based on the actual drawings it is anticipated that the building will be complete for the spring 2012 session. The district would actually start moving into the building in late fall of 2011. It was agreed to proceed with a fall 2011 move in and students starting in January 2012 at this time for bidding purposes.
- 4) Fanning/Howey will be submitting for state plan approval for permits.
- 5) *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 (11/19/09). Madison Dowlen noted that his variance has been approved.*
- 6) *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 (11/19/09).*
- 7) *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 (11/19/09). The district has a meeting with the Mayor on 1/8 to discuss.*

- 8) LEED - Fanning/Howey has submitted to USGBC for design phase credits. They are waiting for a response to the submission. Project is tracking Platinum.
- 9) *It was noted that there may be a buried British soldier under the existing MS. The district is researching this (10/12/09).*
- 10) Builders Risk Insurance - District is having their agent get quotes.
- 11) A Contractors' Open House was held on 12/3. A project overview and bidding opportunities were discussed. Turnout was very good.
- 12) Discussion was held on the opportunities for local contractors. It was deemed to proceed with the bid package plan as previously discussed.
- 13) District is working on the specifics of the groundbreaking ceremony.

**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. The MOU has been routed and signed off by the district and OSFC.

**D. Accounting / Drawdown Process:**

- 1) A job cost summary dated 12/11/09 was distributed and reviewed.

**E. Project Schedule:**

- 1) Approve CD Documents and authorize bidding: 1/19/10
- 2) Advertise: 1/21 and 1/28
- 3) Pre-bid: 2/4
- 4) Bid Opening: 2/18

**F. Miscellaneous:**

- 1) District would like to have background checks performed on all the on site workers. Fremont will work with TCPM and legal counsel to develop language for the bid documents.
- 2) District confirmed that there should be no smoking on the building site since it is school property.

**The next Core Team Meeting is Monday, January 11, 2010, 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

	<u>Cost Calculator Estimate</u>	<u>Approved Changes</u>	<u>Total PCF &amp; LFI Funding</u>	<u>Total Committed</u>	<u>Remaining To Commit</u>	<u>JTD Costs</u>	<u>Funds - JTD Costs</u>
Sitetwork							
10-100 Site Construction	2,307,736		2,307,736		2,307,736		2,307,736
<b>Sitetwork</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>
Building Construction							
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>
Technology							
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>
Loose Furnishings							
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>
Construction Contingency							
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>
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
<b>Abatement Budget</b>	<b>1,685,030*</b>	<b>0*</b>	<b>1,685,030*</b>	<b>86,938*</b>	<b>1,598,092*</b>	<b>0*</b>	<b>1,685,030*</b>
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
<b>Demolition Budget</b>	<b>730,714*</b>	<b>0*</b>	<b>730,714*</b>	<b>69,119*</b>	<b>661,595*</b>	<b>0*</b>	<b>730,714*</b>
Local Funded Initiative							
60-500 LFI Architect Fees				41,376	41,376-	24,826	24,826-
<b>Local Funded Initiative</b>	<b>0*</b>	<b>0*</b>	<b>0*</b>	<b>41,376*</b>	<b>41,376-*</b>	<b>24,826*</b>	<b>24,826-*</b>
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	762,287	636,715
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
<b>Owner Pass Through Costs</b>	<b>3,464,642*</b>	<b>0*</b>	<b>3,464,642*</b>	<b>2,762,648*</b>	<b>701,994*</b>	<b>888,630*</b>	<b>2,576,012*</b>
<b>08-018 Totals</b>	<b>27,403,496*</b>	<b>0*</b>	<b>27,403,496*</b>	<b>2,960,080*</b>	<b>24,443,416*</b>	<b>913,455*</b>	<b>26,490,041*</b>