

**Rochester School Board / Rochester City Council**

Joint Building Committee Minutes

January 12, 2015

East Rochester School

**DRAFT**

**Members Present:**

School Board

Dr. Anthony Pastelis, Vice-Chair  
Mr. Daniel Harkinson  
Mr. Paul Lynch  
Mrs. Audrey Stevens  
Mr. Robert Watson

City Council

Mrs. Sandra Keans, Chair  
Mayor TJ Jean  
Ms. Elaine Lauterborn  
Mr. Raymond Varney

**Also Present:**

Mr. Michael Hopkins  
Mr. Richard Bickford  
Mr. Richard Drapeau  
Mr. David Ross  
Mr. Lance Whitehead

**Members Absent/Excused:**

Mrs. Susan O'Connor  
Mr. Ralph Torr  
Mr. David Walker

**Tour of Addition**

Mr. Ross and Mr. Whitehead conducted a tour of the first floor reception area, hallway, classrooms, music room and location of elevator and stairway. They reviewed the acoustical quality of insulation being used to ensure no outside disturbances within the classrooms and the high durability wall board being used in the hallways and classrooms.

Mrs. Keans called the meeting to order at 7:26 p.m. with a quorum present. Members participated in the pledge of allegiance.

**Approval of Minutes**

Mr. Harkinson moved, second by Dr. Pastelis, to approve the minutes of the October 27, 2014 Joint Building Committee meetings as written. The motion carried unanimously.

**Construction Update – Hutter Construction**

Mr. David Ross, Hutter Construction reviewed the Change Order Log (attached) that outlines the design and construction issues that have been worked through totaling \$72,500 of contingency funds; significant changes have been or will be reviewed and approved by the Committee. Phase I of the project is coming down to the final stretch, all contractors and structural needs are in order.

Mr. Lance Whitehead, Lavallee|Brensinger Architects reviewed the budget to date (attached); we are still maintaining under budget by approximately \$428,000; with \$518,000 in Owner's Contingency remaining.

Mr. Lynch inquired about the decision to add a toilet in the Special Education classroom area. Mr. Hopkins discussed the need for this accommodation; it was a good time to make this change before the slab was poured to get the additional facility in.

**VTC Tile vs. Quartz Tile**

Mr. Richard Bickford, Facilities Director provided a detailed review of the benefits to use quartz tile in the areas of the building where VTC Tile is currently planned for installation. The overall costs savings associated with the maintenance of quartz versus VTC tile and the longevity of quartz was discussed by the Committee.

Mrs. Stevens moved, second by Mr. Lynch, to change the flooring product from VTC Tile as currently designated to Quartz Tile. The motion carried unanimously.

Mr. Hopkins noted that the Owner's Contingency would cover the additional costs associated with the installation of the quartz tile.

**Other**

Mr. Varney questioned the impact of the construction schedule with the earlier mention of being two weeks behind schedule. Mr. Ross responded that work is back on track with mechanical work, they are still a little behind schedule with drywall but will get back on track with some overtime. Now that the roof is weather tight and windows closed in they are able to move forward with electrical installation.

Mr. Ross reported that building and code inspections have been done within twenty-four hours of a call to request inspection; they have been very helpful in moving the project along.

**Public Comment**

None

**Adjournment**

Mrs. Stevens moved, second by Mr. Harkinson, to adjourn. On a unanimous vote, the Committee adjourned at 7:43 p.m.

Respectfully submitted,

Michael Hopkins  
Board Secretary

East Rochester School							Hutter Construction Corporation			
Change Order Log							Job #201320			
PCO#	PR#	RFI#	ASI#	CO#	Description of Work	Approved	Pending	CM Contingency	Disapproved	Notes
NA					Ledge removal			\$ 6,982		
NA					Unsuitables at roadway with extra drainage			\$ 10,607		
NA					Tie in existing roof drain to underdrain			\$ 701		
1	1				Change intercomm system from Valcom to a Bogen				\$ 6,250	
2	2				Remove 1hr fireproofing from elevator shaft	\$ (1,500)				
3	3				Change CPT-1 to Tandus Style Change II 03747				\$ 7,440	6' Rolled goods
4	4				Change VCT to Altro Quartz Tile		\$ 72,015			No wax w/GMP
5	5				Change Smartboard manufacturers					
6	6				Revise Trane equipment	\$ (20,850)				
7			3		Revise electrical panels			\$ 7,445		
8					Revise doors and frames per approved submittals			\$ 1,548		
9	7				Add Toilet 223 at Special Ed room 221		\$ 12,636			SK9&10, SKE 17 & 18, SKM 01&02, SKP2
10					Floor drain with solids interceptor for Art room	\$ 3,418				
11					Ledge removal at UG waterline from mech to mech rm			\$ 7,263		
12			2		Electrical changes per ASI#2			\$ 9,153		SKE-10 thru 16. Rev E6.0-6.3
13		5			Revisions to electrical per RFI#5 response			\$ 831		
14		18			Electrical revisions for the Glycol feed unit per RFI#18			\$ 1,109		SKE-19
15					Relieving angle and window head deflection			\$ 15,874		See FBR Site report #4 and SKS-5
16					Missing underground plumbing per plans			\$ 3,506		
17					Fin Tube revisions			\$ 10,709		
18					Credit to eliminate seismic bracing			\$ (1,220)		Net credit. Redo plans without seismic and eliminate bracing
19		21			Revision to door frame HM type 2a in PreSchool			\$ (1,000)		Per SK-18
20		23			Change EMT to MC cable			\$ (1,000)		
21	8				Added roof hatches with ladders		TBD			
22	9				Changes to the media center/computer lab		TBD			
23	10				Intercomm changes for the PreSchool		TBD			
24					Data wiring changes per IT dept request		TBD			
					Total Change Estimates	\$ (18,932)	\$ 84,651	\$ 72,508	\$ 13,690	
						<u>Approved</u>	<u>Pending</u>	<u>Contingency</u>	<u>Total</u>	
					Total Change Orders	\$ (18,932)	\$ 84,651	\$ 72,508	\$ 65,719	
					Contract Value	\$ 10,154,505		\$ 474,065	\$ 10,154,505	
					Adjusted Contract Value	<b>\$ 10,135,573</b>		<b>\$ 401,557</b>	<b>\$ 10,220,224</b>	

**East Rochester School**

**Conceptual Opinion of Probable Cost**

<b>Upfront Costs, Utility Charges, and Permit Fees</b>		<b>Notes</b>
First Year Bond Payment	\$60,000	
Insurance Fees	\$0	Jobsite Insurance in CM General Conditions
Bond Council	\$20,000	Allowance to be Verified w/ School District
Legal Council (construction related contracts)	\$10,000	Allowance to be Verified w/ School District
Planning Board Fee	\$0	No Local Fees Charged
Site Permitting and Preparation Fees (SWPPP, NOT, NOI)	\$3,500	Under Civil Contract
Construction Permit	\$0	No Local Fees Charged
Power company back charges	\$3,000	To be verified w/ Local Utilities
Fire Alarm and Security System Tie In	\$3,000	To be verified w/ Local Utilities
Elevator Tie In	\$2,000	To be verified w/ Local Utilities
<b>Site Data</b>		
Survey, wetlands mapping		Completed under separate contract
Geotechnical investigations		Completed under separate contract
Phase I Environmental Site Assessment		Completed under separate contract
Wetlands Study		Completed under separate contract
<b>Architectural/Engineering Design Fees</b>		
Civil Engineering, Structural Engineering, MEP/FP Engineering, Acoustic, Food Service, Interior Design, and Architectural Fees		
A/E Reimbursable expenses		
Security System Selection and Design		
Furniture design/selection services	\$0	Not required
Existing Equipment Inventory services	\$0	Not required
Record Documents		Included in CM Contract
<b>Subtotal - Utility, Permitting, Upfront, Site Data, Design, and Engineering Costs</b>	<b>\$1,030,000</b>	
<b>Independent Consultants</b>		
Third Party Code Reviewer	\$0	Not required
Commissioning Agent	\$0	Not required
Construction Inspection & Testing	\$32,850	Based on John Turn Contract Value
Owner's Clerk of the Works	\$81,600	Assumes 17 Months
<b>Subtotal - Independent Consultants</b>	<b>\$114,450</b>	
<b>Furnishings &amp; Equipment</b>		
Moving Expense	\$25,000	To be determined by District
Card Access, Security, and Camera Systems	\$40,759	Provided by Precision Access / Exactitude (directly with Owner)
Technology and Furniture Spent to Date	\$155,884	Based on Accepted Furniture Package To Date
Technology and Furniture Still to Purchase	\$614,116	To be determined upon final selections
Signage (if not included in construction budget)	\$10,000	To be determined upon final selections
Custodial Equipment	\$10,000	To be determined upon final selections
Supplemental Playground Equipment	\$20,000	To be determined upon final selections
<b>Subtotal - F&amp;E</b>	<b>\$875,759</b>	<b>Updated Owner's Budget for Furnishings</b>
<b>Construction Costs</b>		
Site Construction		
Building Construction Cost		
CM Fees, Insurance, and Bonds		
Construction Contingency	\$474,065	
<b>Base Contract Value - Construction Costs</b>	<b>\$10,154,505</b>	<b>Includes Construction Costs Listed Above</b>
Alternate #1 (Basketball Hoops)	\$8,955	
Alternate #2 (Stage Lift)	\$30,000	
Alternate #3 (Mech Extension)	\$7,601	
<b>Subtotal - Soft costs and Construction Costs</b>	<b>\$12,221,270</b>	<b>Includes Accepted Alternates</b>
Owners Construction Contingency Spent to Date	-\$18,932	Includes Approved Expenditures to Date (not pending)
Owners Construction Contingency Remaining	\$518,932	
Rebates through Electric Company	-\$50,000	Subject to availability
<b>Total Project Estimate</b>	<b>\$12,671,270</b>	<b>13,100,000 Target</b>
	<b>UNDER BUDGET</b>	<b>-\$428,730</b>

Assuming All Contingencies Are Spent and Rebates Achieved