

## **Rochester School Board / Rochester City Council**

Joint Building Committee Minutes

August 17, 2015

East Rochester School

**DRAFT**

### **Members Present:**

#### School Board

Dr. Anthony Pastelis, Vice-Chair  
Mr. Daniel Harkinson  
Mrs. Susan O'Connor  
Mrs. Audrey Stevens  
Mr. Robert Watson

#### City Council

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

### **Also Present:**

Mr. Michael Hopkins  
Ms. Linda Casey  
Mr. Richard Drapeau  
Ms. Christine Hebert  
Ms. Marilyn Martell  
Mr. David Ross  
Mr. Lance Whitehouse

### **Members Absent:**

Mr. Paul Lynch  
Mayor TJ Jean  
Mr. Ralph Torr  
Mr. David Walker

Guest

The meeting was called to order at 7:00 p.m. Members and guests participated in the pledge of allegiance.

### **Approval of Minutes**

Mrs. Stevens moved, second by Mrs. O'Connor, to approve the minutes of the July 13, 2015 Joint Building Committee meeting as written. The motion carried unanimously.

### **Construction Update – Hutter Construction**

Mr. David Ross, Hutter Construction, reported that the concentration of work for the next two weeks is the completion of the kitchen and gym/cafeteria; and the corridor for access into the main building and pre-school. Focus is on student areas and building access. Mr. Ross indicated that they are working diligently to have all life safety and lighting needs complete for site inspection - timing is crucial to ensure there are no issues. There is ongoing communication with the Building Inspector and Fire Inspector; they have been through the building, and are aware of the work being done.

The Pre-School Building interior is complete; they will begin cleaning tomorrow with move in anticipated next week. SUR has done a phenomenal job with the installation of curbing, sidewalks and paving; all sidewalks will be completed for the start of the school year.

After the start of the school year, the media center and administration office areas will be focused on for completion. It was determined, as a best option, to have temporary flooring in the main entry for the start of the school year. The tile installation was impacted by unanticipated delays due to the abatement work. Tile installation will take place during a weekend to ensure there is no disruption or foot traffic in that area.

Mr. Ross summarized that access to the buildings and exterior work is the primary focus, to meet inspection needs and the school opening timeline. Temporary fencing will be set up in areas where construction is ongoing to ensure there are safe paths for students.

### **Exterior Painting Proposal**

Mr. Whitehead, Lavallee|Brensinger Architects presented a mark-up of the building's appearance with exterior walls painted to match new block; the estimated costs is \$26,000. Longevity of paint was reported as 15-20 years; future maintenance will be required. The paint will aesthetically tie all of the building together.

Mr. Varney suggested looking at the exterior before making the decision to spend \$26,000 with a known need for future maintenance. The consensus of the committee was to hold on moving forward with any action until they could look at the exterior; the meeting would move outside before adjournment.

Mr. Ross explained that building maintenance would be less expensive with future recoating; the additional costs associated with repairing the exterior block is factored into the \$26,000 estimate.

Mr. Whitehead provided a budget update. The overall project budget items in blue are fluctuating; at this time we are close to \$500,000 to \$1 million under budget. There is a balance of \$200,000 in the construction contingency and \$250,000 in owner's contingency

### **Bond Update**

Ms. Hopkins stated that by October 2<sup>nd</sup> a solid bond figure would be required for bonding purposes; a 20-year bond for the renovation project with a 5 to 7-year bond for computer equipment. This option would provide for equal payments over a 20 year period; having less impact on the budget.

Ms. Casey informed the committee that although the District will lose approximately \$1 million worth of debt; we will also have \$800,000 that will not be coming in. In the first year, the bond payment would be over \$500,000; which is why the 20 year bond option is favorable.

Mr. Varney asked what the difference in costs of interests with two types of payments. Ms. Casey responded the difference would be \$500,000 over 20 year period.

Ms. Casey will have more detailed information to provide at the next JBC Meeting on September 14th.

### **Other**

None

### **Public Comment**

None

### *Exterior Painting -*

The Committee moved the meeting to the outside to view exterior of the building in order to determine whether to move forward with painting of original exterior walls.

Mr. Varney suggested waiting until the buildings are done before making a decision to paint; at this point it is not clear what the building is going to look like. Committee members discussed the apparent need to repair and repaint the original exterior walls at this time to complete the project.

Mrs. Stevens moved, second by Mr. Watson, to paint and repair the original block to match the new block as presented for the costs of \$26,000. The motion carried by majority vote.

### **Adjournment**

Mr. Harkinson moved, second by Mr. Watson, to adjourn. On a unanimous vote, the Committee adjourned at 7:35 p.m. The motion carried unanimously.

Respectfully submitted,

Michael Hopkins  
Board Secretary



**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		Not required
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</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	\$59,054	Assumes 17 Months
<b>Subtotal - Independent Consultants</b>	<b>\$91,904</b>	
<b>Furnishings &amp; Equipment</b>		
<b>Allowances</b>		
Moving Expense	\$1,687	Based on Numbers provided by the School Department
Card Access, Security, and Camera Systems	\$0	Access and Rochester Security Contracts Moved to Construction Budget (Via CO #1)
Technology and Furniture Spent to Date	\$416,163	Based on Accepted Furniture and Technology Package To Date
Technology and Furniture Still to Purchase	\$353,837	To be determined upon final selections
Signage (if not included in construction budget)	\$10,000	To be determined upon final selections
Custodial Equipment	\$17,688	Based on Numbers provided by the School Department
Supplemental Playground Equipment	\$20,000	To be determined upon final selections
<b>Subtotal - F&amp;E</b>	<b>\$819,355</b>	<b>Updated Owner's Budget for Furnishings</b>
<b>Construction Costs</b>		
Site Construction		
Building Construction Cost		
CM Fees, Insurance, and Bonds		Remaining
Construction Contingency	\$474,065	\$203,872
<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>\$12,142,320</b>	<b>Includes Accepted Alternates</b>
Owners Construction Contingency Spent to Date	\$255,830	Includes Approved Expenditures to Date (not pending)
Change Order #1	\$158,996	
Change Order #2	\$15,604	
Change Order #3	\$81,230	Pending
Owners Contingency Remaining	\$244,170	Original Value \$500,000
Rebates through Electric Company	-\$50,000	Subject to availability
<b>Total Project Estimate</b>	<b>\$12,592,320</b>	<b>13,100,000 Target</b>
	<b>UNDER BUDGET</b>	<b>-\$507,680</b>
		Assuming All Contingencies Are Spent and Rebates Achieved
		<b>-\$955,722</b>
		Assuming All Contingencies Are Preserved moving forward (unlikely)

