

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

Joint Building Committee Minutes

September 14, 2015

East Rochester School

**DRAFT**

### **Members Present:**

#### School Board

Mr. Daniel Harkinson

Mr. Paul Lynch

Mrs. Susan O'Connor

Mrs. Audrey Stevens

#### City Council

Mrs. Sandra Keans, Chair

Mrs. Elaine Lauterborn

Mr. Ralph Torr

Mr. Raymond Varney

### **Also Present:**

Mr. Michael Hopkins

Mr. Matthew Pappas

Mr. Richard Bickford

Mr. Richard Drapeau

Ms. Christine Hebert

Mrs. Cherie Mann

Mr. David Ross

Mr. Lance Whitehouse

Ms. Casey Gerken

Guests

### **Members Absent:**

Dr. Anthony Pastelis

Mr. Robert Watson

Mayor T.J. Jean

Mr. David Walker

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

### **Approval of Minutes**

Mr. Lynch moved, second by Mrs. Keans, to approve the minutes of the August 17, 2015 Joint Building Committee meeting as written. The motion carried unanimously.

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

Mr. David Ross, Hutter Construction, reported that work is being done on the library and administration additions; windows are being installed in the administration area and sheet rock is being put up in the media/library area. They are targeting 3-4 weeks for final inspections. They will work on the punch list by the end of the month. Final paving will be done by the Columbus Day holiday. Landscaping begins next week with the concrete. Crews are coming in on off hours and Saturdays to get things finished.

### **Construction Budget**

Mr. Lance Whitehead, Lavallee|Brensinger Architects provided a budget update (attached). The overall project budget items in blue are fluctuating; at this time we are close to \$500,000 to \$1 million under budget. Mr. Whitehead reported that the Eversource rebate is exhausted for 2015; he will look into it to see if he can submit for 2016.

### **Bond Update**

Ms. Hopkins reported that the School Board voted to approve a request to the City Manager and City Council to utilize the 20-Year Level Debt Service for the \$13.1 million East Rochester School Bond Debt Service.

### **Other**

None

### **Public Comment**

None

### **Adjournment**

Mr. Torr moved, second by Mrs. Stevens, to adjourn. On a unanimous vote, the Committee adjourned at 7:19 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		
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	\$39,279	Based on John Turn Contract Value
Asbestos Removal	\$10,613	
Owner's Clerk of the Works	\$92,124	Assumes 17 Months
<b>Subtotal - Independent Consultants</b>	<b>\$142,016</b>	
<b>Furnishings &amp; Equipment</b>		
<b>Allowances</b>		
Moving Expense	\$1,761	Based on Numbers provided by the School Department
Card Access, Security, and Camera Systems	\$0	Card Access and Rochester Security Contracts Moved to Construction Budget (Via CO #1)
Technology and Furniture Spent to Date	\$587,132	Based on Accepted Furniture and Technology Package To Date
Technology and Furniture Still to Purchase	\$182,868	To be determined upon final selections
Signage (if not included in construction budget)	\$10,000	To be determined upon final selections
Custodial Equipment	\$18,276	Based on Numbers provided by the School Department
Supplemental Playground Equipment	\$38,284	To be determined upon final selections
<b>Subtotal - F&amp;E</b>	<b>\$838,321</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>\$12,211,398</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>\$12,661,398</b>	<b>13,100,000 Target</b>
	<b>UNDER BUDGET</b>	<b>-\$438,602</b>

Assuming All Contingencies Are Spent and Rebates Achieved

**-\$886,644**

Assuming All Contingencies Are Preserved moving forward (unlikely)