

Rochester School Board / Rochester City Council

Joint Building Committee Minutes

October 19, 2015

East Rochester School

DRAFT

Members Present:

School Board

Dr. Anthony Pastelis, Vice-Chair

Mr. Daniel Harkinson

Mr. Paul Lynch

Mrs. Susan O'Connor

Mrs. Audrey Stevens

Mr. Robert Watson

Members Absent:

Mrs. Sandra Keans

Mayor T.J. Jean

Mr. Ralph Torr

Mr. David Walker

City Council

Ms. Elaine Lauterborn

Mr. Raymond Varney

Also Present:

Mr. Michael Hopkins

Mr. Richard Bickford

Mr. Richard Drapeau

Ms. Christine Hebert

Ms. Marilyn Martell

Mr. David Ross

Ms. Casey Gerken

Mr. Bobby Lambert

Mr. Jack Ruderman

Guests

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

Approval of Minutes

Mrs. O'Connor moved, second by Mrs. Stevens, to approve the minutes of the September 14, 2015 Joint Building Committee meeting as written. The motion carried unanimously.

Solar Update

Mr. Bobby Lambert, SunRaise Investment and Mr. Jack Ruderman, ReVision Energy attended the meeting to answer any questions regarding the solar array installation. Mr. Lambert reported that the system is fully installed with exception of real-time monitoring system that should be ready to go on line next week. The monitor that will be placed within the school will provide up to the minute data on the amount of energy being produced by the solar panels; great opportunity for students, staff and parents to see how green energy is converted to electricity. The system is ready for the first monthly billing cycle; they have been coordinating the initial billing cycle with Ms. Casey.

An aerial video of the construction project and solar array was provided by Mrs. Sue Bickford via an Unmanned Aerial Vehicle (UAV); photos of the panels were provided for the Committee to review. In lieu of payment for the video and pictures, Mrs. Bickford requested SunRaise Investments make a donation to the District towards a project related to energy conservation or something to support the environment. They are looking for ideas of where to make a donation. The JBC did not offer any suggestions during the meeting; suggestions should be sent to Mr. Hopkins.

Snow Removal Equipment Options

Mr. Hopkins talked about concerns with snow at William Allen School and East Rochester School with the new parking and curbing situation; plowing will not afford the opportunity to remove snow. The School Board has given approval to seek bids for a loader to support snow removal; the estimated cost for equipment is \$92,000. An option would be to ask the City Council for an additional bonded project to cover the costs; it is helpful that we are well under budget for this project and did not have to bond the full \$13.1 million as projected.

Discussion ensued regarding the bond amount for the ERS Construction Project; noting that the bond amount is less than the anticipated \$13.1 million. There are tax implications associated with bonding more funds than actually spent; the bond amount was determined through advisement by the Bond Council and City Finance Office.

Mr. Varney indicated that a supplemental appropriation would need to be requested of City Council, if the decision is made to move forward with purchasing a loader. Mr. Varney stated that snow removal

was discussed early in the planning phases, and it was determined then that the City intended to help with snow removal; equipment for snow removal was not anticipated or considered.

Mr. Bickford will be meeting with the Public Works Director of City Services when he is ready to discuss school needs and what support will be available. We cannot expect Public Works to do more than they currently do; they want to help but have to focus on City roads and parking. Mrs. Stevens indicated that the equipment/loader would be used at all school buildings; it would not be purchased exclusively for use at East Rochester.

Mr. Hopkins will bring the bid results from the October 28, 2015 bid opening to the Board in November for a decision.

Construction Update – Hutter Construction

Mr. David Ross, Hutter Construction, reported that the exterior is 99% done; need to finish exterior painting and put up some additional signage. Interior work is one week away from completion in the library and computer center; and approximately two weeks for the administration wing. Mr. Ross indicated that labor shortage is holding up some work. Heating and control systems are all tied in; work on balance system can be done now.

Construction Budget Update

Mrs. Casey Gerken, Lavallee|Brensinger Architects handed out the most up-to-date budget sheet for review (attached Conceptual Opinion of Probably Cost). Committee members had no questions on the budget.

Mr. Hopkins reported that we are currently \$743,000 under the target budget; if no further contingency funds are spent.

Commemorative Plaque

Copies of the initial plaque design were distributed for review and input. Mr. Hopkins indicated that the original building plaque would be mounted in the gymnasium, as it is part of the original building. The Committee did not have a specific recommendation for where the new plaque should be located. Mrs. Gerken suggested a location within the main entryway as part of the building design would be best to mount the plaque.

Mr. Lynch suggested using bronze, to keep with tradition. Please contact Mr. Hopkins with any ideas, comments, or edits to the plaque.

Open House Date

The Open House would provide an opportunity for members of the community to visit the school. The Committee supported scheduling Wednesday, December 2, 2015 for the Open House event.

Other

Suggestions were offered in regards to either removing or adding salutations for consistency on the plaque. Ms. Gerkin will speak with Mr. Whitehead regarding the timeframe for having the plaque prepared for mounting; and report back to Mr. Hopkins.

Public Comment

Ms. Caroline McCarley commented that the school looks absolutely amazing. Congratulations were extended for the work that has been done.

Adjournment

Mr. Harkinson moved, second by Mr. Lynch, to adjourn. On a unanimous vote, the Committee adjourned at 7:23 p.m. The motion carried unanimously.

Respectfully submitted,

Michael Hopkins
Board Secretary

East Rochester School

Conceptual Opinion of Probable Cost

1 Upfront Costs, Utility Charges, and Permit Fees

		Notes
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
Site Data		
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
Architectural/Engineering Design Fees		
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
Site Data, Design, and Engineering Costs	\$1,030,000	

2 Independent Consultants

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
Subtotal - Independent Consultants	\$142,016	

3 Furnishings & Equipment

		Allowances
Moving Expense	\$1,781	Based on Numbers provided by the School Department
Card Access, Security, and Camera Systems	\$0	Moved to Construction Budget (Via CO #1)
Technology and Furniture Spent to Date	\$621,796	Based on Accepted Furniture and Technology Package To Date
Technology and Furniture Still to Purchase	\$148,204	To be determined upon final selections
Signage (if not included in construction budget)	\$10,000	To be determined upon final selections
Custodial Equipment	\$20,689	Based on Numbers provided by the School Department
Supplemental Playground Equipment	\$39,088	To be determined upon final selections
Subtotal - F&E	\$841,518	Updated Owner's Budget for Furnishings

4 Construction Costs

Site Construction		
Building Construction Cost		
CM Fees, Insurance, and Bonds		Remaining
Construction Contingency	\$474,065	\$147,083
Base Contract Value - Construction Costs	\$10,154,505	Includes Construction Costs Listed Above
Alternate #1 (Basketball Hoops)	\$8,955	
Alternate #2 (Stage Lift)	\$30,000	
Alternate #3 (Mech Extension)	\$7,601	
Subtotal - Soft costs and Construction Costs	\$12,214,595	Includes Accepted Alternates
Owners Construction Contingency Spent to Date	\$338,580	Includes Approved Expenditures to Date (not pending)
Change Order #1	\$158,996	
Change Order #2	\$15,604	
Change Order #3	\$128,980	
Commissioning	\$30,000	Pending
Traffic Pattern Change	\$5,000	Allowance - Pending Owner Review
Owners Contingency Remaining	\$161,426	Original Value: \$500,000
Rebates through Electric Company	-\$50,000	Subject to availability
Total Project Estimate	\$12,664,595	13,100,000 Target
	UNDER BUDGET	-\$435,405

Assuming All Contingencies Are Spent and Rebates Achieved

-\$743,908

Assuming All Contingencies Are Preserved moving forward (unlikely)