

Rochester School Board / Rochester City Council
CTE Renovation Joint Building Committee
Spaulding High School Creteau Technology Center - Cafe
October 5, 2020
7:00 p.m.

Agenda

1. Pledge of Allegiance
2. Approval of the June 1, 2020 CTE/JBC minutes
3. Harvey - Update
4. Lavallee/Brensinger – Update
5. Budget Update
6. Other
7. Public Comment
8. Adjournment

Members:

School Board Members:

Matthew Pappas, Chair
Paul Lynch
Matthew Beaulieu
Audrey Stevens
Robert Watson

City Council Members:

Caroline McCarley, Mayor
Thomas Abbott
James Gray
Donald Hamann
Christopher Rice

Rochester School Board / Rochester City Council
CTE Joint Building Committee Minutes
June 1, 2020

DRAFT

Members Present: <u>City Council</u>	Also Present:
<u>School Board</u>	Mr. Kyle Repucci, Superintendent
Mr. Matthew Pappas, Chair	Ms. Michele Halligan-Foley
Mr. Matthew Beaulieu	Mrs. Linda Bartlett
Mr. Robert Watson	Mr. David Totty
Mr. Paul Lynch (arr. 7:24 pm)	Ms. Cherie Mann
	Ms. Kathy Miskoe
	Ms. Anne Ketterer
	Mr. Lance Whitehead
	Guests

Members Absent:

Mrs. Audrey Stevens

Mr. Pappas called the meeting to order at 7:02 p.m. on a roll call with a quorum present.

Approval of Minutes

Mr. Beaulieu moved, second by Mr. Gray, the Committee approve the minutes of the January 13, 2020 CTE Joint Building Committee meeting. The motion carried unanimously on a roll call vote.

Update from Harvey Construction

Ms. Kathy Miskoe from Harvey Construction gave an update. The work is all complete except for the control contractor working with the school department on air control units. The last control commissioning scope is being done this week. Ms. Miskoe shared that the playground is complete and looks great. Pictures of the playground were shared and explained by Mr. David Totty, Facilities Director.

Update from Lavalley/Brensinger

Mr. Lance Whitehead, Lavalley/Brensinger, gave an update on the budget. The project is currently \$213,000 under budget. Commissioning on the cooling system still needs to be done. It will be tested on a hot day.

Mr. Rice moved, second by Mr. Lynch, to leave \$13,000 in the contingency fund and return the remaining funds to the City and to authorize Mr. Repucci to decide on expenses on the cooling system if needed. Discussion ensued. Mayor McCarley amended the motion to allow all the funds to stay with the Joint Building Committee until the project is complete and then the remaining funds will be returned to the City. Mr. Rice and Mr. Lynch agreed with the amendment. The motion carried unanimously by roll call vote.

Mr. Whitehead explained that a day over 80 degrees is needed to test the cooling system. This is tentatively scheduled for June 10th weather pending.

Other

Mr. Repucci informed the Committee that Mrs. Halligan-Foley has prepared a time capsule. When there is an opportunity to do so, invitations will be sent out for a small gathering to get together and celebrate burying it.

Public Comment

None

Adjournment

Mr. Pappas thanked everyone who served on the CTE Joint Building Committee for their hard work on this project. Mr. Pappas adjourned the meeting at 7:29 p.m.

Respectfully submitted,

Kyle Repucci
Board Secretary

Rochester RW Creteau

Overall Budget

28-Sep-20

Based on Harvey Construcion Schedule of Values 05/29/2018

Spent

Remaining

83,233sf of Renovated or Added Space, 543sf of High School Space

Project is 99.35% CTE Space, 00.65% High School Space

Upfront Costs, Utility Charges, and Permit Fees				Original Budget	Bid (04/30/2018)	1/13/2020	Notes
Insurance Fees					\$0	\$0	Jobsite Insurance in CM General Conditions Not applicable for State Funding
Bond and Legal Council and Site Permitting				\$23,500	\$0	\$0	Estimate to be verified by School District
Planning Board Fee				\$0	\$0	\$0	Verify w/ Local Authorities
Re-zoning Fees				\$0	\$0	\$0	Existing
Water System Permit				\$0	\$0	\$0	Existing
Other Permitting and Utility Tie Ins				\$3,000	\$3,000	\$0	Verify w/ Local Authorities
Elevator Tie In				\$0	\$0	\$0	Existing
Telephone and Data Connection				\$0	\$0	\$0	Existing
1	Subtotal - Upfront Costs, Utility Charges, and Permit Fees			\$26,500	\$3,000	\$0	On Budget - Still to be Verified
Site Data							
Survey, Wetlands mapping, Environmental, Traffic Studies				\$20,000	\$8,000	\$8,000	Not applicable for State Funding
Geotechnical investigations				\$20,000	\$12,500	\$12,500	Hayner Swanson
2	Subtotal - Site Data			\$40,000	\$20,500	\$20,500	SW Cole
Professional Fees							
Architectural/ Structural / Civil / MEP / FP Engineering Fees				\$1,033,700	\$1,033,700	\$1,033,700	Lavallee Brensinger Architects
A/E Reimbursable expenses (estimate)				\$34,000	\$51,000	\$55,446	Printing, Shipping, Etc
Existing Assessment & Drawings				\$37,500		\$0	Completed under separate contract
Assessment, Programming, Equipment Review							Completed under separate contract
Additional Services: Studio Lighting and AV, Intercom, Phone, Security System				\$12,000	\$37,000	\$37,000	Allowance - to be carried if needed
Furniture design/selection services				\$0	\$0	\$0	To be determined if Needed
Existing Equipment Inventory services				\$0	\$0	\$0	To be determined if Needed
Record Documents				\$0	\$0	\$0	Under CM Contract
3	Subtotal - Design and Engineering Costs			\$1,117,200	\$1,121,700	\$1,126,146	
Independent Consultants							
Commissioning Agent				\$15,000	\$38,500	\$38,500	Partial Fee Listed - To be Determined if Required
Construction Inspection & Testing				\$25,000	\$28,044	\$38,852	Based on SW Cole's Proposal
Owner's Clerk of the Works				\$80,000	\$90,000	\$100,473	Not applicable for State Funding
4	Subtotal - Independent Consultants			\$120,000	\$156,544	\$177,825	Based on Drapeau Proposal of \$500/mos x 18 Mos
Furnishings & Equipment							
Moving Expense				\$0	\$0	\$0	Part of Construction Budget
Camera and Card Access System							
Technology (cpu, infrastructure, cable, wireless, etc.)				\$100,000	\$100,000	\$238,389	Allowance - To Be Determined
CTE Furniture				\$800,000	\$800,000		Requests total \$1,300,000
CTE Kitchen Equipment							In Building Budget
Digital Television and streaming services at the TV studio						\$29,689	
TV Studio lighting and AV Equipment						\$157,468	
CTE program equipment, furniture and technology						\$676,539	
Furnishings purchased by JBC				\$20,000	\$20,000	\$195,015	Allowance - To Be Determined
Custodial Equipment				\$7,500	\$12,000	\$20,000	\$7500 VCT Equipment, \$4400 Carpet
5	Subtotal - FF&E			\$927,500	\$932,000	\$1,317,100	
Construction Costs							
Site construction (Earthwork Bid + Ext Improvements)				\$300,000	\$616,066	\$616,066	Earthwork Bid= \$518,265 Exterior Improvements= \$97,801 Per Harvey Schedule of Values 5/29/2018
Builders Risk Insurance				\$55,000	\$20,713	\$20,713	Not applicable for State Funding
Flooring at Bridge - Deduct Alternate - Declined (below)				\$55,000	\$3,528	\$3,528	Based on HCC Contract
High School Renovations					\$50,000	\$50,000	HS Only Area - carried as an Alternate for bidding
General Conditons				\$250,000			
Building Demolition				\$75,000			
Culinary Kitchen Equipment				\$360,000			
CTE Additions				\$3,775,000			
CTE Renovation Level 2 (MEP, Interiors, new partitions)				\$2,508,000			
CTE Renovation Level 1 (MEP, Interiors, limited partition changes)				\$850,000	\$13,118,363	\$13,118,363	Based on Bid results and Harvey Construction
CTE Renovation - Limited Changes (MEP only)				\$2,331,000			Guaranteed Maximum Price Contract
CTE Core Areas- Unchanged (MEP only)				\$1,540,000			
Performance and Payment Bonds				\$100,000			
CM Fees				\$481,560			
Construction Contingency				\$902,925			
6	Subtotal - Construction Costs without Alternates			\$15,438,485	\$13,808,670	\$13,808,670	GMP Contract with Harvey Constuction
7	TOTAL- Soft costs and Construction Costs			\$17,669,685	\$16,042,414	\$16,450,241	
8 Owners Construction Contingency							
Change Orders/Change Proposals to Date				\$500,000			Increased to \$700,000 at Bid. \$100,000 moved from Contingency August 2019 JBC Meeting. Increased by \$74,985 via City Council December 2019
Change Order 1				\$ (32,450.33)	\$ 32,450.33	\$ 32,450.33	
Change Order 2				\$ 14,703.76	\$ (14,703.76)	\$ (14,703.76)	Credit
Change Order 3				\$ (106,692.16)	\$ 106,692.16	\$ 106,692.16	
Change Order 4				\$ (173,095.73)	\$ 173,095.73	\$ 173,095.73	
Change Order 5				\$ (18,265.42)	\$ 18,265.42	\$ 18,265.42	
Change Order 6				\$ (49,451.63)	\$ 49,451.63	\$ 49,451.63	
Change Order 7				\$ 22,433.75	\$ (22,433.75)	\$ (22,433.75)	Credit
Change Order 8				\$ (32,008.31)	\$ 32,008.31	\$ 32,008.31	
Change Order 9				\$ (128,084.81)	\$ 63,084.81	\$ 63,084.81	
Change Order 9					\$ 65,000.00	\$ 65,000.00	
Moving Expenses				\$ (33,685.00)	\$ 42,085.75	\$ 40,004.82	Updated 06/01/2020
TV studio coax extention					\$ 1,983.00	\$ 1,983.00	ISG
Change order 10					\$ 76,925.73	\$ 76,925.73	
Change order 11					\$ (46,910.92)	\$ (46,910.92)	Final Change Order, including GMP Savings, Shared Savings, GMP Reconciliation, Misc PCOs, FTA Lighting Changes
				-\$30,000			Subject to availability
9	Total Project Estimate			\$18,139,685	\$16,042,414	\$17,027,235	
Likely State Funded Portion				\$12,023,793	\$12,000,000	\$12,000,000	Assuming 75% Maximum applied to Applicable Expenses - Capped Per Budget Request
Likely Community Funded Portion				\$6,115,892	\$4,042,414	\$5,027,235	Costs for renovations related to Improvements for High School Areas and Sitework
Operating Budget Expenditures:							
Bond Amount					\$ 4,800,000.00	\$ 100,000.00	
Operating Budget Previous years expenditures						\$ 13,087.94	
Atlantic Broadband					\$ 9,685.70	\$ 7,465.26	
Rebates through Eversource					\$ 100,000.00	\$ 50,378.08	
FTA Contributions for Lighting changes					\$ 50,378.08		
Contributions from HRCU					\$ 11,495.17	\$ 170,931.28	Credits received
Contributions from HRCU					\$ 7,465.26		
City Council Supplemental					\$ 270,000.00	\$ 16,639,187.50	General Ledger Spent
					\$ 5,249,024.21		
Remaining					\$ 221,789.23	\$ 16,639,187.50	Spent
						\$ 16,800,000.00	Bond/State
						\$ 160,812.50	Difference
Snow Rails					\$ 8,100.00		
Waste Management					\$ 555.00	\$ 160,812.50	Savings
Total Other Expenses					\$ 8,655.00		
Total Remaining on Project					\$ 213,134.23		
							\$ 160,812.50 Savings in Project
							\$ 75,575.67 Equipment Savings
							(270,000 vs 195,015)
							\$ 236,388.17 Under Budget