



**DOVER SCHOOL
DISTRICT**

JOINT BUILDING COMMITTEE DOVER HIGH SCHOOL AND REGIONAL CTC MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Room 305, McConnell Center
Meeting Date:	Tuesday, August 11, 2015
Meeting Time:	4:30 p.m.

- I. CALL TO ORDER AND ROLL CALL:** A meeting of the Dover High School and Regional Career Technical Center Joint Building Committee was called to order on Tuesday, August 11, 2015 at 4:35 p.m. in Room 305 at the McConnell Center. Present were Robert Carrier, Jason Gagnon, Mark Geuther, Sarah Greenshields, Amanda Russell and Matt Severson. Also present were Superintendent Elaine Arbour, Dover High School Principal Peter Driscoll, City of Dover Director of Planning and Community Development Christopher Parker, Mayor Karen Weston, City Councilor Anthony McManus, School Board Chair Amanda Russell, School Board Representative Kathleen Morrison, HMFH Project Director Laura Wernick, PC Construction Project Manager Scott Blair and Dover Fire Department Tom Clark, Foster's reporter Casey Conley and citizens.
- II. CITIZENS' FORUM:** No citizens were present.
- III. DISCUSSION OF DHS/CTC BUILDING PROJECT:** Mr. Carrier opened the meeting to the public for questions.

Citizen Mr. David Scott, 220 Back Road introduced Al Rozumek.

Citizen Mr. Al Rozumek, 21 Governor Sawyer Lane voiced concerns about the \$283 SF price in comparison with his RSMeans catalog (2013) which states around \$153 SF. He was concerned about the lack of drawings and the fact that the borings had not been done yet. He felt the borings should be done first and then the architects should move forward with design.

Ms. Wernick responded to Mr. Rozumek's concerns beginning by explaining that what has been done so far over the last seven months is the feasibility study which is to make sure the project is feasible. She continued that the study is to understand what the price might be, to do a program analysis so they understand what goes in the building, understand approximately the size of the building, and that it can work on that site. The prices that were generated were developed from the understanding of the program, the adjacencies, how those spaces would go together on the site, how the traffic will work, how the ballfields will work. It is a very conceptual drawing to date. The dollars we are talking about today are conceptual numbers giving the community a sense of what the project will cost and a magnitude of scale. She indicated that some initial geotechnical work has been done, very preliminary so they have some understanding of the soils, we know that in certain areas there are going to need either piles or some special foundations, in other areas, we will have standard footings. We have developed narratives to date on the mechanical and electrical and plumbing systems. These are written documents. They are not drawings or specifications. It will take a year to put together the actual construction documents that will be defined to a level where a contractor can actually bid on the project. So we are a year away from getting the final numbers. However, over the course of that year, we will be getting at regular intervals updated cost estimates and each time those estimates will be more and more accurate because we have better and better defined parameters. This is the first conceptual cost estimate that gives the community a sense of what the project is going to cost. The way we developed that cost estimate was actually with two separate cost estimators looking at our conceptual drawings, our narratives and preliminary geo



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technical information, information on the existing building and the foundations that were used there. We also looked at costs of other new construction in the region. The SF cost that we are working with is well within the range of other projects that have been done in the region; in fact, they are on the low end. We have escalation factors built into this project. Is this the final number, no you will not have the final number until the documents are out and the sub-contractors are competitively bidding the project. At this point in time, the work done has helped to define the project and to help the community understand the magnitude of the project.

Mr. Blair commented that PC has done a full estimate using the data that the architect supplied using their team of over 35 estimators who went through every piece of information they have. Since they do a lot of this work themselves, they have exact historical data of what it costs to put the foundations in the ground, put the steel up, put in the mechanical systems, etc. Our estimating department bids over 2 billion dollars' worth of work a year. We do 600 million dollars' worth of work a year. Historically throughout that estimating process, we are at about 2%. From the time we give a schematic estimate to the time we give the owner a Guaranteed Maximum Price (GMP), we are plus or minus 2%.

Mr. Rozumek commented that normally there is a General Contractor and a Superintendent who will run the job, and that all the sub-contractors report to the GC and asked what the Construction Manager's (CM's) role is with this project. Mr. Blair answered that in the true sense of the term, there is no GC. He explained that this is not a lump sum, hard bid job like a traditional design, bid build project, but a (CM) Construction Management project. The Dover School District has contracted with PC to manage the construction from day one to the end of it. PC will have their own Superintendent on site. We have our own project manager and myself who runs the site day to day. There will be an assistant project manager and another superintendent, floorman on the site. Engineers. In essence, PC is the GC, but they are not called that, we are the construction manager. As the CM, we perform very little physical work on the site, although there are specific packages that are very difficult to bid such as temporary protection and safety, so we will have our own staff on site for that. But the physical trade work that gets down is bid out in a competitive environment. We will break the job out into probably 20 different bid packages broken up by division and will try to get at least three bidders for every package. Some we may get 15 bidders. We will create our own bid list ahead of time and pre-qualify them, so they we do get people who cannot handle the job. We will have a pre-qualified bidders list and will advertise in the community and all over the state for that. PC already has a list, but will open it up to as many people as they possibly can. They will put the packages together in such a way, that if they can allow smaller companies to bid it, we know that it can be beneficial to work with local folks, but at the same time they know they need to get the best value for the city.

Mr. Severson remarked that the reason the JBC chose the route they did, bringing the CM early, is so that the project can be "value engineered" from the beginning. He said they do not want to design a building and then go back and re-design it, so by bringing on the CM up front, they will be



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working directly with the architect as the designs are put together. If we did a design, bid, build, they we would have a GC and a potpourri of contractors , then the GC is the one who goes out and picks all those bids, he is the one that throws mark up on there. Who gets it and if he decides that he wants to save money, he can go out after he bids the job and bring in cheaper contractors. What the construction industry is moving to is Construction Management where the owner hires a CM to act as their agent and the CM goes out and bids all of these things. We have 100% visibility and they will be pre-qualified. Open book policy regarding requisitions and schedule of values.

Citizen Mr. Michael Benham 20 Richardson Drive commented on six items (Attachment A) regarding the project and said he would email a budget analyst sheet to the committee.

IV. MATTERS OF INTEREST: None.

V. BUILD NEXT AGENDA & REVIEW ACTION ITEMS: To be determined.

I. ADJOURNMENT: Jason Gagnon moved / Amanda Russell seconded to adjourn the JBC meeting at 6:02 p.m. An oral **VOTE PASSED 6/0.**

Respectfully submitted,

Melissa Glidden

Melissa Glidden, Recording Secretary