

MWBE and Services Procurement Committee Report
12 October 2017 Meeting
Prepared by Alexandra Fleischer

Meeting attended by: Board Chair Allen Williams, Vice Chair Mike Schmidt, Charlie Benincasa, Bob Brown, ICO Brian Sanvidge; Savin Program Director Pépin Accilien, Savin Deputy Director Rolie Coleman; and General Counsel Greg McDonald.

Allen Williams convened the meeting at 7:38 a.m.

Action Items

1. Amendment #4 to Baker Tilly (ICO - Phase 1)

Pépin Accilien stated that this Amendment is for additional services for document review costs for the remainder of Phase 1 (until August 2018). The total value of this Amendment shall not exceed \$36,744. Motion to move this item to the full Board for consideration at the monthly Board meeting on October 16, 2017 by Bob Brown. Second by Charlie Benincasa. Approved 4-0.

2. Amendment #1 to Baker Tilly (ICO - Phase 2)

Pépin Accilien stated that this zero dollar Amendment is to re-allocate BOP allowance funds to include additional services, such as third party forensic accounting, as requested by the Board. Motion to move this item to the full Board for consideration at the monthly Board meeting on October 16, 2017 by Bob Brown. Second by Charlie Benincasa. Approved 4-0.

3. Amendment #1 to Moody Nolan (AE - School 6)

Pépin Accilien stated that this Amendment is for additional services for a Phase I Environmental Site Assessment as well as a limited Phase II Environmental Site Assessment due to discovered conditions during the Geotechnical soil borings onsite. The total value of this Amendment is not to exceed \$22,960. Motion to move this item to the full Board for consideration at the monthly Board meeting on October 16, 2017 by Charlie Benincasa. Second by Mike Schmidt. Approved 4-0.

4. Amendment #5 to CJS Architects (AE - Monroe 2a)

Pépin Accilien stated that this Amendment is for an unforeseen site condition, and District request, to investigate and design a water service system replacement as part of the Phase 2a project (this includes the existing backflow devices meter set, valves and corroded piping that were originally scheduled to remain). The total value for this Amendment is \$10,450. The Board asked for a Rough Order of Magnitude estimate, and Program Manager Rob Skeele responded that he is estimating about \$50K for construction, in addition to the design fees, to install the entire new service. Motion to move this item to the full Board for consideration at the monthly Board meeting on October 16, 2017 by Mike Schmidt. Second by Charlie Benincasa. Approved 4-0.

5. Amendment #2 to Clark Patterson (SEQRA - Phase 2)

Pépin Accilien stated that this Amendment is to provide additional SEQRA consulting services that include an assessment of potential impacts associated with the changes in scope proposed for Flower City School 30/54 (Phase 2d). The project is considering installation of a bus loop on Aab Street and

acquisition of 2 lots on Chance Street which may require a revision to the Environmental Assessment Form previously submitted to involved and interested agencies. The total value of this Amendment is not to exceed \$5,000. Motion to move this item to the full Board for consideration at the monthly Board meeting on October 16, 2017 by Charlie Benincasa. Second by Mike Schmidt. Approved 4-0.

6. Amendment #3 to Watts A&E (AE - DFTLC)

Pépin Accilien stated that this zero dollar Amendment is to adjust the scope of work by replacing the balance of the “make ready work” originally planned for 2018 in response to the District’s request to replace the entire cooling plant, pool filtration and dehumidification system. A fee of \$148,728 was proposed by Watts and accepted by the Board in previous meetings for replacement of these mechanical systems in spring of 2018. There is no additional design work planned in Phase 2 of the Program beyond replacement of the aforementioned mechanical equipment. Motion to move this item to the full Board for consideration at the monthly Board meeting on October 16, 2017 by Charlie Benincasa. Second by Bob Brown. Approved 4-0.

7. Change Orders to Monroe 2a Contractors

- #11 through #14 to Manning Squires Hennig
- #13 to MA Ferraulo
- #10 through #13 to Lloyd Mechanical
- #4 to Eastcoast Electric

Rob Skeele reviewed the Change Orders with the Board. Motion to move this item to the full Board for consideration at the monthly Board meeting on October 16, 2017 by Charlie Benincasa. Second by Mike Schmidt. Approved 4-0.

8. Change Orders to School 16 Contractor

- #1 and #2 to Manning Squires Hennig

John Springer reviewed the Change Orders with the Board. Motion to move this item to the full Board for consideration at the monthly Board meeting on October 16, 2017 by Mike Schmidt. Second by Charlie Benincasa. Approved 4-0.

9. Change Orders to School 7 Contractors

- #12 to Fibertech Environmental
- #2 and #3 to DiPasquale Construction
- #2 and #3 to JW Danforth
- #2 and #3 to Eastcoast Electric
- #2 to MA Ferraulo

Bob DiPaola reviewed the Change Orders with the Board. Motion to move this item to the full Board for consideration at the monthly Board meeting on October 16, 2017 by Charlie Benincasa. Second by Mike Schmidt. Approved 4-0.

10. Authorization to Release: RFP Phase 2c/d Environmental Monitoring

Pépin Accilien stated that this Request for Proposals (RFP) is for Environmental Project Monitoring and Indoor Air Quality Monitoring and Sampling Services for the five project in Phases 2c and 2d (Schools 2, 4, 6, 10 and 54/30). The RFP will be released on October 17, 2017 with Proposals due November 10, 2017 for award at the December Board meeting. Motion to move this item to the full Board for

consideration at the monthly Board meeting on October 16, 2017 by Bob Brown. Second by Mike Schmidt. Approved 4-0.

11. Authorization to Release: DWT Mini Bids (Monroe 2a)

Pépin Accilien stated that this request is for authorization to seek Mini-Bids for Large Presentation Monitors as well as Network Electronics for the Monroe Phase 2a project. This equipment is needed earlier than the other Phase 2a schools to accommodate the construction schedule that is unique to the Monroe Campus. The Bid document will be released on October 17, 2017 with Bids due November 1, 2017 for award at the November meeting. Motion to move this item to the full Board for consideration at the monthly Board meeting on October 16, 2017 by Mike Schmidt. Second by Charlie Benincasa. Approved 4-0.

12. Authorization for FF&E: School Without Walls

Pépin Accilien stated that this request is for the following Owner supplied materials, as requested by the RCSD Athletic Director: a gymnasium scoreboard system including the scoreboard itself, metal mesh protective screen, wireless control consoles, 3 radios, shot clock, wire and installation. The total for this Purchase Order from Toth's Sports is \$12,925. Motion to move this item to the full Board for consideration at the monthly Board meeting on October 16, 2017 by Mike Schmidt. Second by Charlie Benincasa. Approved 4-0.

13. Bid Award Recommendation: Monroe 2b (Plumbing Contractor)

Pépin Accilien stated that bids were received on August 17, 2017. Three bid proposals for the Plumbing work were received from: Lloyd Mechanical, Thurston Dudek LLC, and Michael A. Ferrauilo Plumbing & Heating Inc. The Plumbing Contract award was tabled last month due to EBE goals not met and inadequate good faith efforts. Since then, the ICO worked with Lloyd Mechanical to close the gap on the EBE goals for the total recommended bid award of \$1,598,000. Motion to move this item to the full Board for consideration at the monthly Board meeting on October 16, 2017 by Bob Brown. Second by Mike Schmidt. Approved 4-0.

Non-Action/Discussion Items

1. Monroe High School: Multi-phase Update

Rob Skeele provided an update to the Board for Monroe Campus Phases 1c, 2a and 2b, as attached to this Report.

2. BOP: Mentor-Protégé Presentation

Ted Mountain with SEI Design Group and Jerome Floor with Flood & Flood Photography presented the highlights of their involvement in the Mentor-Protégé Program. After learning Flood & Flood Photography's needs and forming a developmental plan, meetings were held at both offices to address areas such as: marketing, finance/billing website/branding, logo, business cards, website, and ways to promote them to drive new business. Both Ted and Jerome expressed thanks to the BOP (Savin) Team and the RJSCB for being part of this economic development aspect of the RSMP.

3. School 2: Design Update

Rolie Coleman provided an overview of the classroom addition floor plan that was presented to the Board previously at a Schematic Design presentation, RCSD Facilities' collaboration, and the revised and final design. The streamlined design does not impact the playground, connects East and West wings on both floors, maintains circulation, and creates the 1 ½ story Makerspace with access to the courtyard.

Meeting adjourned at 8:33 a.m.

The Finance Committee meeting began at 8:34 a.m. and concluded at 8:49 a.m. (see Finance Committee Report).

At 8:50 a.m. Board Chair Allen Williams asked the Committee to go into Executive Session to discuss matters of a particular person or corporation pursuant to New York Public Officer's Law Section 105(f).

Motion by Charlie Benincasa

Second by Bob Brown

Approved 4-0

Phase 1c

Contract Status

We expect that the three remaining Monroe Phase 1c Prime Contracts (GC, EC, and PC) will be closed out by January of 2018. The HVAC contract was closed out via transfer COs that were executed in May 2017.

Budget

The project budget shows contingencies remain to cover all forecasted costs through final completion of the work.

Total 1c Budget = **\$29,822,551**

Schedule

Open items include refurbishment of an existing freight elevator, final completion of the Fire Alarm system, and some HVAC piping connections made by the PC. These items will be completed to the greatest extent possible by the end of the year with remaining work transferred to the 2a project via Change Order.

SED filings to close out the project and begin aid generation should be complete and submitted to SED in February 2018.

Issues

The Monroe Phase 1c close out is unique as the project was not designed with the intent of reoccupying the building at completion. As a result, the project does not allow for the certification of life safety systems as these systems will not be complete without the Phase 2a work. All system certifications will be provided at the completion of the 2a project. SED will be informed of this circumstance and will likely request supporting documents from the AoR prior to closing out Phase 1c.

Equipment warranties will end 3 months into building re-occupancy in 2018.

Phase 2a Main and Flood Projects

Contract Status

Work in Progress per contract: MSH = 59%, ECE = 86%, MAF = 69%, Lloyd = 65%

High value GC material deliveries will result in a billing in excess \$2.5m this month. GC WIP will increase accordingly.

Contract closeout for the MC will be delayed until July '18 as warm weather is needed for the task.

Budget

Construction Contingency plus Contract Allowance remaining is \$730k. At the present rate of use, 8.2% of WIP, the contingencies will be exhausted in December 2017. We anticipate the "burn rate" to decrease as 2b COs, MEP Schedule Extension COs, and discovered condition COs will no longer strain contingency monies. Phase 2a

Budget = \$27,429,082 + \$1,062,000 DWT = **\$28,491,082**

Flood project costs are anticipated to exceed \$1m.

Schedule

The project is approximately 2 months behind schedule and is tracking for a March 2018 completion. Primary schedule impacts: Flood Damage, 2b COs, and Structural Modification Delays. A mid-December DWT delivery may result in EC delay. Weekend and 'B' shift work has been and will continue to be used to regain lost time.

- Flood project is tracking to complete in December 2017
- The 2a C of O is anticipated in early March of 2018
- FF&E loading is anticipated in April of 2018

Issues

Flood project will delay Cx work slated to begin 11/15/17.

New water service will need to be added to the project via CO.

Exterior façade cleaning via CO needs to be considered prior to project completion.

Additional work to address existing window deficiencies will need to be addressed via CO.

The CM is seeking additional staffing via an amendment.

Phase 2b Early Abatement & Demolition and Main Project

Contract Status

EA&D: WIP = 75%

Main Project: GC Awarded/Mobilized, EC Awarded, MC Awarded, PC NOT Awarded, Alternates 1,2,11 and 13 accepted and awarded.

Budget

EA&B: Contract is \$1,583,000 with minor cost changes to date.

Main: Project budget **\$33,490,033** which assumes transfers from "Cap I", School 30/54, School 50, and CSG.

Schedule

Project completion is scheduled for August 2018. Baseline schedule meetings are underway. Project must progress at +/- \$2.6m/month average. Weekends and 'B' shift will be needed to hold the scheduled completion date.

Issues

Natural Gas service installation is delayed, which may result in added project costs to provide temporary heat.

Steel sub-contractor issue with Iron Workers Local 33 may delay steel.

Summary

Monroe phases 1c, 2a, and 2b at a cost of **\$91.8m** (including soft costs) will address all BCS items, replace infrastructure, and put program needs in place at its conclusion.

The Monroe projects to date render a building transformation fit for decades to come but nonetheless a Phase 3 is needed to complete the campus as envisioned. Major components of Phase 3 will likely include a new pool, exterior window replacement, elevator shaft #3 reconstruction and roof replacement at the new cafeteria and the 7/8 gymnasium.