

**Board Approval of Minutes:**

Approved: 2/28/20

Chair's Signature: [Signature]



# Lutz Preparatory School

**A Hillsborough County Public Charter School of Choice Serving Grades K-8**

**Building Subcommittee Meeting**

**Minutes: January 27, 2020**

- 1) Meeting Call to Order by CM at 7:30 AM
  - a. Attendees Board: Chris Moore, Daniel Abou-Jaoude & Rick Narkiewicz
    - i. Absent: Brian Lambert
  - b. Committee Chair: Chris Moore
  - c. Administration: Mr. Wheaton, Mrs. Jenkins, (Mrs. Guertin – absent)
  - d. Owners Representative – Jonathan Moore and Shawn Pierson
  - e. Minutes – Lori Toso
- 2) Public Comment: None
- 3) Jonathan Moore Update:
  - a. JM sent update his analysis yesterday to the team.
  - b. Walbridge has agreed to 1.2M less with all of line item 'to dos' from last week.
  - c. They have right sized their estimate now with a 40,289K sf building.
  - d. General requirements still 189K (on 12/11 they agreed to lower it – budget still shows old number).
  - e. 200K out of the finishes number; offered HVAC and Electrical with scope clarification by reducing those two number via value engineering.
  - f. \$177 sf for building
  - g. Permitting has been reduced to \$100K
  - h. Water use assessment fee removed (with his research he is finding we won't have any fees)
  - i. Value engineer items sent to us by Walbridge on Friday – he is working through those now, no one available over the weekend for him to discuss his questions.
  - j. CM – 2 contingencies (JM has taken their contingency out, only line item now 600K)
  - k. He now has the values of some items that the team has discussed in past that can now be discussed with more knowledge (water onsite vs. offsite, block vs. wood, multipurpose, etc).
  - l. With the current building, he does not feel we can get any additional massive reductions. JM added upgrades we need with this last round now too (access control (50K), etc.). He also verified that bond is included in this price.
  - m. 12.5 million at this stage with 600k contingency (DA believes that we need to have Walbridge's 300K back in) so new total 12.830 million.
  - n. DA and JM will meet Wednesday afternoon to get him up to speed for Board meeting.
  - o. CM from FC meeting they felt we MAY be able to stretch to 12.5.
  - p. CM – this week JM will continue to tune the budget to present the master budget on Thursday night to the board with the additional knowledge he gains in the next few days.
  - q. JM: At this point, program compromises will be needed in order to reduce costs further: water/sewer/reduce size/furniture/etc.
  - r. CM options is there ½ million worth of cost that could be funded out of reserves that would reduce the amount of borrowing (CM not a fan but we need to look at as an option).
  - s. Will the building still be ready by 7/1/2021. Water and CSX will be a potential outlier.

- t. Per DJ: If we don't fill 8<sup>th</sup> grade in first year, we are paying interest only on the bond.
- u. At some point we need to sit down and discuss risk and contingency plan to have in place if building is delayed by a few months, how to house students.
- v. JM goal is to present the board so they understand the total costs and what the big options are and the numbers worth talking about. What will move the needle to get the price to what we can live with? (100/200K items to get us to the comfortable range of the bottom number).
- w. DA inquired if Walbridge signed the agreement that we owned the drawings; JM will talk to them to make sure by Thursday we will have permitable drawings if the deal falls through.
- x. Need to have Lex look at increase sewer onsite; JM does not think that Lex will have answer to this by Thursday.

4) Meeting adjourned at 8:02 AM.