

Board Approval of Minutes:

Approval Date: 5/16/2020

Chair's Signature: *Chris Moore*



Lutz Preparatory School

A Hillsborough County Public Charter School of Choice Serving Grades K-8 Building Subcommittee Meeting Minutes: April 20, 2020

- 1) Meeting Call to Order by CM at 7:30 AM
 - a. Attendees Board: Chris Moore, Daniel Abou-Jaoude, Brian Lambert
 - i. Absent: Rick Narkiewicz
 - b. Committee Chair: Chris Moore
 - c. Administration: Mr. Wheaton, Mrs. Guertin, & Mrs. Jenkins
 - d. Owners Representative – Jonathan Moore, Lina Castro, Shawn Pierson
 - e. Minutes – Lori Toso
- 2) Public Comment: None
- 3) Jonathan Moore Update:
 - a. In discussion with door access design company
 - b. Met with sign company (Creative Sign), putting together proposal package (we can use this package to bid out to other companies). If we go with CS then the fee for package will be credited to the project.
 - c. Sanitary/Sewer: attorneys talking, indicating that school board is behind us connecting to sewer, working out logistics and discussions are still in process.
 - d. Budget discussion: JM working on variance from January budget to current one they sent with contract.
 - i. Reviewed line items that increased/decreased from original budget. Many items are tied to % of cost of construction and contingencies. His goal is to find where costs are artificially inflated.
 - ii. The list of 25 items from design change have been reviewed; some additional information is needed on certain items so that they can align actual costs with changes.
 - iii. Will we see cost escalation based on current state of the world and impact it will have on construction? 649K added by Walbridge because they believe the cost will go up. The next part in the process is locking in a Guaranteed Max Price (GMP).
 - iv. At this current cost the project (cost per square foot is now \$282 for everything) will not move forward. JM will continue to vet the prices.
 - v. Next Steps: JM continue to talk to Walbridge regarding getting firmer costs; find fluff factors. Reminder at this time only 30% complete based on floor plans and building sections – this is the data to get prices from all the subcontractors – once it gets more detailed the prices may change. The committee's understanding is that the schematics are property of LP.
 - vi. Offsite: we do not have any engineer drawings yet so original estimate still stands. Turn lanes and water drawings still being worked on by engineers.
 - vii. **FINAL ITEM:** Board approval is at \$12.6; anything above that means the project will not move forward. JM will talk to Walbridge today; he will get back with the committee Wednesday with the results of this discussion.
- 4) Meeting adjourned at 8:12 AM.