

Board Approval of Minutes:

Approved: December 30 2019

Chair's Signature: [Signature]



Lutz Preparatory School

A Hillsborough County Public Charter School of Choice Serving Grades K-8
Building Subcommittee Meeting
Minutes: December 10, 2019

- 1) Meeting Call to Order by CM at 7:31 AM
 - a. Attendees Board: Rick Narkiewicz, Brian Lambert, Chris Moore, Daniel Abou-Jaoude
 - b. Committee Chair: Chris Moore
 - c. Administration: Mrs. Guertin, Mr. Wheaton, & Mrs. Jenkins
 - d. Owners Representative – Jonathan Moore
 - e. Minutes: Lori Toso
- 2) Public Comment: None
- 3) Chair Statement: Chris Moore
- 4) Jonathan Moore Update:
 - a. Conversation with Dellotto: Don't have updated cost yet. They need revised program for building, requirements for offsite and onsite engineering.
 - b. Talked to Long and Associations regarding civil site work, outside chance start next week to draw and submit him. Does turning lane need to be complete before start building? COO unlikely until turn lane is complete; gray area. Offsite work water and sewer can start from outside area and not affect the site.
 - c. Creating PowerPoint for board meeting. RFP states contractor and architect need to come together.
 - d. Examining the project cost difference between companies: Walbridge higher (general conditions are the difference – overhead and profits – cost the construction company bears to complete the job – trailer rental, site manager, fences, etc.).
 - e. Timing issue if we want to sign a letter of intent, risk is what we are paying for architecture.
 - f. Construction 10-11 months without site work.
 - g. CM:
 - i. Timing issue: If we continue to negotiate with different companies it will take at least 2 months. Feb/Mar start time; impacting likelihood of getting site work done this summer, then impacting getting building done on time. Other item is Bond – if we don't move forward and delay 6-9 months interest may go up.
 - ii. DA – assumption that 150 or so per square foot is standard for HCPS.
Recommendation: to continue to look at both companies and see if we can afford it.
 - iii. RN: LOI is extremely simple, risk is low. We can back out in a month; and only pay the hard costs. The LOI needs clarification on if we decide to stop the project now and wait for future. Do we own the design at that point? JM wants to make sure it is spelled out.
 - iv. CM: we have not invested any money in design and scope of project; we are trying to get more clarity in project. Investing a smaller amount on design and then putting the brakes on, will not significantly put the school at risk.

- 5) JM working on modifying the LOI to include language that we own the drawings, design schedule start and date for construction. Termination to LOI, maximum amount to pay under letter of intent; scope .
- 6) CM focus this week:
 - a. Present final recommendations/options to the board: stop, slow down, start off-site work only, move ahead with one company?
 - b. Start with renegotiate LOI:
 - i. Mutually acceptable budget by design, schedule, JM will work on outline and presentation to summarize our journey.
- 7) Meeting adjourned at 8:05 AM.