Building Committee Meeting MSAD 49

September 21, 2023



MEETING AGENDA:

- 1. Project Schedule
- 2. Budget Update
- 3. Work Update
- 4. Work In-Progress
- 5. Next Steps



Construction Documents

Cx Agent Hire GC Prequalification Clerk Hire

> 75% CDs 95% CDs

RKING SCHEDUL

Approval by SBOE Subcommittee Design & Funding Approval by SBOE

Project out to Bid Bid period Bid Opening

Construction Start
Construction End

Dept. of Education Established Bond Date

Occupancy

June 1, 2023

September 2023 September 2023 October 2023

Sept 8, 2023 October 6, 2023

October 27, 2023 November 8, 2023

November 16, 2023 5 weeks December 21, 2023

January 2024 November 2025

Spring 2024

December 2025



- Project issued for bid mid-November
- Prequalified contractors receive documents
- Mandatory pre-bid walkthrough held

Bid Period (5 weeks)

- Contractors ask questions & design team responds and issues clarifications as needed
- Addenda to the documents are issued

Bid Opening

- Contractors submit bids
- Bids are read aloud, then reviewed by Owner/DOE/CHA
- Contingency funds in place if bids come in over budget, or to be used in construction

Contract Negotiation

 2-3 weeks allotted for issuing and review of contract

Construction (2 years)

CONSTRUCTION OVERSIGHT INCLUDED IN PROJECT:

1. Clerk of the Works

- a) On-site daily
- b) Issues daily reports
- c) Participate in OAC meetings

2. Commissioning Agent

- a) Reviewing for MEP & Building Envelope
- b) On-site for testing
- c) Training for MEP systems

3. Project Coordinator

- a) Agent of the DOE & School District
- b) On-site twice a month
- c) Issue reports
- d) Participate in OAC Meetings

4. Special Inspections

- a) Geotechnical inspections
- b) Structural inspections
- c) Firestopping inspections

Approved Concept Budget

Construction Building Total:

\$30,113,820

Site Work:

\$4,503,768

On-Site Utilities:

\$562,437

Off-Site Improvements:

\$638,373

Site Construction Total:

\$5,704,578

Current Estimates

Construction Building Total (Including Alternates): *\$30,004,756*

Site Work (New School):

\$3,951,291

Site Work (Existing School):

\$992,544

Off-Site Improvements:

\$697,981

Site Construction Total:

\$5,641,816



Pave Existing School (Not Included):

\$228,282

WORK UPDATE:

- 1. Cx Firm selected Sparhawk Group
- 2. Received Planning Board approval 9/12
- 3. GC Prequalification process in progress will receive list of prequalified contractors in approx. 2-3 weeks.
- 4. Clerk of the Works RFQ has been advertised.
- 5. 75% documents submitted to DOE/MSAD 49
 - 1. Documents being reviewed by DOE
 - 2. Internal QAQC of documents completed by CHA



WORK IN PROGRESS:

1. Ongoing development of details and specifications

NEXT STEPS:

- 1. Final internal QAQC of design documents.
- 2. Submit 95% documents to Department of Education, State Fire Marshal's Office, and State Board of Education.
- 3. Technology & Furnishings/Equipment



FALL 2023 Project out to Bid

SUMMER/FALL 2024:

Prepare bid documents for FFE

SPRING 2025:

Bid Technology Package

SPRING 2024:

Design Development of Furnishings/Equipment & Technology Packages

FALL/WINTER 2024:

Prepare bid documents for Technology & Bid FFE

FALL 2025:

Install FFE & Technology

