

BOT Meeting, Thursday, October 24th 2019 Minutes

6:00 PM - Call to order by Board Chair James Sander

Board Members in Attendance: Jim Sander , Lucas Doe, Ted Hurwitz

Absent: Christopher Brignola, Robert Ansbro

Administrators in attendance: Norma Hurwitz, Leena Varghese

Guests: Sean Blackwell (Consultant), Peter Gisolfi (Architect) , Frank Craine (Architect)

Andron Construction, DHI Construction

- I. Approval of Minutes for the Board meeting on Thursday, September 26th, 2019
 - Pending
 - Fatoumata Camara will no longer be on our board due to work interfering with her ability to attend meetings.
 - Steve Wasserman is also no longer part of our Board for personal reasons.

- II. Interviewing DHI Construction Services and Andron Construction, contractors for our building project.
 - Andron Construction – Company has been in business for 50 years, based in Goldensbridge NY.
 - Limit work to within 60 miles of office
 - Preconstruction group at Andron: They bring the work in and then turn it over to the operations group.
 - 5-35 million average jobs
 - They are a fiscally sound organization
 - Extensive work with schools and School Construction Authority (PS79-Bronx, Community Health School- Washington Heights, P.S.290- Queens 2017).
 - 3 Jobs with Gisolfi including Middle School at Hackley School
 - Peekskill Middle School, signature project
 - Several projects in the Bronx, including hospitals and nursing homes
 - Lucas Doe asked if they have had cost overrun on any projects: It is not uncommon to have hire costs as you go through the design process. Items are added to the job and during the construction phase, a 5% construction contingency is recommended.
 - A detailed cost estimate will be provided early on.
 - A draft estimate based on initial schematic designs has been presented
 - Next set of drawings would be design development and subcontractors will be involved.
 - Final drawings: construction documents

- Some items from our discussions with the Architect have been taken into account based on discussions with Architects thus far
- Subcontractors are involved early on so price is fairly accurate
- Ted asked about the need for an owner's rep. The company has worked on projects with and without an Owner's rep. They believe an owner's rep is not necessary as long as there is a team available for all communications.
- Jim Sander asked about communication related to progress: Meetings are set up based on agreed upon intervals to communicate progress.
- Construction schedule estimates a 22-month project from start of construction
- Frank Craine mentioned that we have an aggressive schedule and wanted to know if we can work faster than 22 months.
- We might be able to open and have classes on certain floors and continue working on other floors.
- Ted Hurwitz asked if they have any experience with the New York Transit Authority. The company has done some work for the 6 line.
- Frank Craine explained the problem we are facing with MTA duct banks under our property.
- Safety: Site will be secured with fencing, side-walk bridge, crane,
- Lucas asked if there has ever been a major safety issue: No real safety trouble but safety is a focus and the company has a robust safety plan.
- Dust is minimized using proper protocols, safety and cleanliness are maintained.
- Independent safety audits are done on some jobs
- 1.2% liability insurance
- Jim Sander asked about rodent control. The DOB requires it and the building must be exterminated.
- Sean asked if the company has any experience with projects related to 2017 law relating site safety to adjacent property.
- Escalation is the price increase from time price is given to time of actual construction
- Estimate was 39.9
- Owner's costs- Paying for the building permits, surveys, contaminated soil, site borings, fixtures, furnishings, equipment (IT/Phones, etc)
- Soft Costs- fee of architect and consultants
- Fee of company is included in bid
- Senior project manager, superintendent, 2nd superintendent
- Sean Blackwell asked if early procurement is factored into timeline: This would be analyzed through the preconstruction phase. GMP will most likely be needed prior to starting this.
- If we can get a GMP by February, we might be able to move faster.
- DOB runs a 6 month lag once you are in queue to get a permit
- We can arrange a site visit and talk to references

- Architects fee 8% of construction costs, any additions would be 5% of overage

DHI

- Howard Dim- President. DHI has been in business for 29 years.
- They have worked on schools, country clubs. Religious institutions and office renovations
- Revenue- 38 million dollars
- All contractors have insurance and school is named on the insurance
- Procure- cloud based construction software is used so all project related items are in one place.
- Submittal process is also uploaded into procure and responsible parties are listed
- The school will be able to review procure and see the status of all submittals
- Peter Gisolfi won an AIA award for work they have done with DHI (Rye Country Day School performing arts center)
- Cohen Center- 2 stories, 14,000 sq feet (11 million)
- **Wild Cat Hall (High School)**
- Web Institute (Glen Cove), finishing up, 3 stories, 30,000 square feet (18 million dollars)
- Fordham Prep, Metal and glass structure, 3 stories,
- Building was shored up to create the existing wing so there were no columns
- Lucas DOE asked about timeline: 22 months. Is it possible to occupy and build at the same time? Probably not.
- Weekly job meetings would be held with the Architect and an owner's rep if there is one. A job schedule with a two week look ahead would be developed.
- Lucas Doe has asked if there have been any safety issues during construction. There have been some trip and falls. No major law suites.
- Company has one of the highest experience modification ratings
- Design Development estimate and Construction Documents will be combined due to aggressive timeline.
- Company buys light fixtures, hardware, windows, etc. to minimize costs and control the schedule
- All sub-contractors receive a schedule attached to their purchase order. They need proper notification and reminders for efficiency.
- Estimate- Package was broken up into trade
- Subcontractors were involved in the bidding process. Some items were estimated in-house.
- Escalation was anticipated in the number
- Estimated price is 34, 392
- Lucas Doe asked about the typical deviation: A 10% contingency was included and as drawings get developed, the price does go up about 10%. Can go up to 37-38 million.

- An estimating service put a figure together which was less than the 34.4 but their unit costs did not seem accurate.
- Peter Gisolfi mentioned that Howard always calls back and is accessible. His company works amicably with DHI. Howard performs first grade work for fair prices.
- Company hires an independent safety company to audit their work.
- CNA, a highly rate insurance company insures DHI
- Sean Blackwell asked who their go to is for Steele Subs: Habacus/Estras.
- George Jackson Academy (Manhattan, renovation), Amani Charter School in Mt.Vernon (renovation, 7-8mil)
- Their company also worked on renovating the Windward School
- The company is fully non-union, Non-union contractors only
- When a GMP is provided, it will have a contingency for the school to use if needed.
- DHI's contingency is in the bid but ALCS's is not
- Jim Sander asked if competitive bidding is completed for each subcontractor: A minimum of three prices are received for each project.
- Sean Blackwell- What is the largest obstacle to construct the building? Site safety/logistics, underpinning on the adjacent building,
- The school should put aside money for special inspections (ex: vibrating monitoring and settlement monitoring)
- Utility company fees, water/sewer connection fees, IT services,
- Leed job: Green certification
- Our building would be comparable to a leed certified building
- Commissioning- Third party entity comes in to ensure that what is in the design has been installed and tested.

III. Committee Reports

A. Finance Committee – Lucas Doe

- Nothing to report

B. Real Estate Committee – Ted Hurwitz

Update- need to do further borings to address concerns that there is a duct owned by the Metropolitan Transit Authority and we don't know whether it will impede the building of the garage.

B. Education Committee – Christopher Brignola

- Assessment scores for period 1 will be provided at the next meeting