

Winton Woods Board Of Education
Minutes
Special Session – February 4, 2019

The Winton Woods Board of Education met in special session on Monday, February 4, 2019, at the Board of Education, 825 Waycross Road, Cincinnati, Ohio. President Johnson called the meeting to order at 6:30 p.m.

ROLL CALL AND PLEDGE OF ALLEGIANCE

On the roll call the following members were present: Dr. John Cuppoletti, Mrs. Paula Kuhn, Mrs. Katrina Rugless, Dr. Viola Johnson. Absent Mr. Jeff Berte. Also present were: Mr. Anthony Smith, Superintendent and Mr. Randy Seymour, Treasurer.

SUPERINTENDENT ITEMS

Superintendent Smith and Mrs. Courtney Wilson, Executive Director of Human Resources, updated the Board on district staff and professional development programs for staff.

BOARD ITEMS

- Work Plan for 2019 – Dr. Johnson presented the 2019 Board Work Plan to the other Board members for their review and comments.
- Board of Education Retreat – Dr. Johnson asked the members to provide dates for their availability for a board retreat.
- Board Handbook – Dr. Johnson stated that the Board handbook is in the process of being updated.
- Board Agenda – Mrs. Rugless suggested that comments from the Winton Woods Teachers' Association and Ohio Association of School Employees be moved to the beginning of the agenda.

SUPERINTENDENT'S REPORT

- Superintendent Smith reviewed policy 3231 – Conflict of Interest Staff.

SUPERINTENDENT'S RECOMMENDATIONS

Guaranteed Maximum Price (GMP) Amendment for New K- 6 Building

02-29-19 On a motion by Dr. Cuppoletti, seconded by Mrs. Rugless to approve the Guaranteed Maximum Price (GMP) Amendment for the new K-6 building for geopier construction.
(Attached)

Vote: Dr. Cuppoletti, Aye; Mrs. Kuhn, Aye; Mrs. Rugless, Aye; Dr. Johnson, Aye.

President Johnson declared the motion carried.

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SUPERINTENDENT’S RECOMMENDATIONS – (Cont.)

Guaranteed Maximum Price (GMP) Amendment to the Construction Manager at Risk Agreement for the Aggregate Pier System for the K-6 and 7-12 buildings with the Ohio School Facilities Construction Commission.

02-30-19 On a motion by Dr. Cuppoletti, seconded by Mrs. Kuhn to approve the Resolution “Guaranteed Maximum Price (GMP) Amendment to the Construction Manager at Risk Agreement for the Aggregate Pier System for the K-6 and 7-12 buildings with the Ohio School Facilities Construction Commission”. (Attached)

Vote: Dr. Cuppoletti, Aye; Mrs. Kuhn, Aye; Mrs. Rugless, Aye; Dr. Johnson, Aye.

President Johnson declared the motion carried.

TREASURER’S REPORT

- District Audit Update – The Fiscal Year 2018 audit report was reviewed.
- Insurance Committee – Update on the status of the insurance committee.
- Five Year Financial Plan – Introduced a proposed resolution for a Five Year Financial Plan.

COMMITTEE REPORTS

- Student Achievement Committee
- Community Engagement Committee
- Political Jurisdiction Liaisons

EXECUTIVE SESSION

02-31-19 On a motion by Dr. Johnson, seconded by Mrs. Rugless to move into Executive Session at 9:20 p.m. for the purpose to discuss employee compensation.

Vote: Dr. Cuppoletti, Aye; Mrs. Kuhn, Aye; Mrs. Rugless, Aye; Dr. Johnson, Aye.

President Johnson declared the motion carried.

At 9:35 p.m. President Johnson declared the Executive Session concluded for the purpose to discuss employee compensation. On the roll call the following members were present: Dr. John Cuppoletti, Mrs. Paula Kuhn, Mrs. Katrina Rugless, Dr. Viola Johnson.

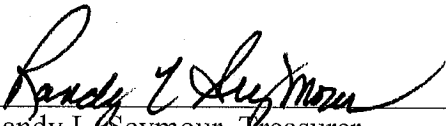
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ADJOURNMENT

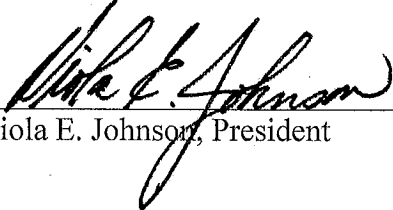
There being no further business, President Johnson declared the meeting adjourned at 9:36 p.m.

ATTEST:

APPROVED



Randy L. Seymour, Treasurer



Viola E. Johnson, President

Document 00 53 23 - GMP Amendment (OSFC CM at Risk Project)
State of Ohio Standard Requirements for Public Facility Construction

GMP Amendment 1.2

The State of Ohio, acting by and through the President and Treasurer of the School District Board, and the CM enter into this Amendment as of the date set forth below to amend the Contract they entered into as of October 18, 2017 in connection with the Project known as:

Project Number: SFC-170418.01
Project Name: Winton Woods CSD - New PK-6 Elementary / Middle School Project

School District Board ("Owner"): Winton Woods City School District

Contracting Authority: The School District Board above in conjunction with the Ohio Facilities Construction Commission

Construction Manager ("CM"): Skanska Megen IV, a joint venture

ARTICLE 1 - CONTRACT SUM AND RELATED ITEMS FOR THIS AMENDMENT

1.1 The Contract Sum is **\$188,133**, of which \$0 is co-funded and \$188,132 is Locally Funded Initiative (LFI), which is the sum of the estimated Cost of the Work, plus the CM's Contingency, plus the CM's Fee as follows:

1.1.1 The estimated Cost of the Work is **\$177,853**, of which \$0 is co-funded and \$177,853 is Locally Funded Initiative (LFI), which includes all Allowances (if any) and Unit Prices (if any) defined through this Amendment, and is the sum of:

1.1.1.1 CM's Construction Stage Personnel Costs in the amount of **\$6,833**, of which \$0 is co-funded and \$6,833 is Locally Funded Initiative (LFI), which amount shall not exceed \$1,455,279 CM's Construction Stage Personnel Costs cap from the Agreement, the Construction Stage Personnel Cost will be revised to align with the increase in Cost of Work at the building GMP;

1.1.1.2 General Conditions Costs in the amount of **\$4,020**, of which \$0 is co-funded and \$4,020 is Locally Funded Initiative (LFI), which shall not exceed \$459,786;

- .1** Since the date of the Agreement, the scope of the General Conditions Work has been increased as follows: \$24,496 for the cost carried for subguard for the ESP and Geopier subcontracted work. The General Conditions will be revised to align with the increase in Cost of Work at the building GMP.
- .2** On account of the increase in the scope of the General Conditions Work, the General Conditions Costs cap stated in the Agreement is hereby changed to \$459,786.

1.1.1.3 all Work the CM proposes to provide through Subcontractors in the amount of **\$167,000**, of which \$0 is co-funded and \$167,000 is Locally Funded Initiative (LFI);

1.1.1.4 all Work the CM proposes to self-perform directly or through a CM Affiliated Entity in the amount of **\$0**, which amount does not include any costs accounted for under the CM's Construction Stage Personnel Costs or General Conditions Costs.

1.1.2 The CM's Contingency in the amount of **\$4,446**, of which \$0 is co-funded and \$4,446 is Locally Funded Initiative (LFI), which shall not exceed 2.5 percent of the above-identified Cost of the Work.

1.1.2.1 Notwithstanding **Article 9** of the **General Conditions**, the Contingency Review Dates will be the dates on which the CM achieves the following activities identified in the **Construction Progress Schedule** attached as **GMP Exhibit E**:

100% - April 30, 2019

1.1.3 The CM's Fee in the amount of **\$5,834**, of which \$0 is co-funded and \$5,834 is Locally Funded Initiative (LFI), which shall not exceed 3.20 percent of the sum of the above-identified Cost of the Work plus the above-identified CM's Contingency.

1.2 Recap of Contract Sum and Related Items:

Compensation Component Description (refer to complete description in the Section of this GMP Amendment referenced below)	Current Amount (before execution of this GMP Amendment)	Increase(Decrease) (amount added to or (deducted from) Current Amount)	Amended Amount (after execution of this GMP Amendment)
1.1 Contract Sum	\$1,968,671	\$188,133	\$2,156,803
1.1.1 Estimated Cost of the Work	\$1,861,099	\$177,853	\$2,038,952
1.1.1.1 Personnel Costs	\$117,719	\$6,833	\$124,552
1.1.1.2 General Conditions Costs	\$95,960	\$4,020	\$99,980
1.1.1.3 Subcontracted Work	\$1,647,420	\$167,000	\$1,814,420
1.1.1.4 Self-performed Work	\$0.00	\$0.00	\$0.00
1.1.2 CM's Contingency	\$46,527	\$4,446	\$50,974
1.1.3 CM's Fee	\$61,044	\$5,834	\$66,878

1.3 The CM's total compensation shall include the CM's Preconstruction Stage Compensation plus the amended amount of the Contract Sum identified in the table above.

1.4 The penal sum of the CM's Bonds shall equal 100 percent of the CM's total compensation.

1.5 Compensation per building is set forth in the **Compensation Schedule** attached as **Exhibit N**.

ARTICLE 2 - CONTRACT TIMES

2.1 The Contract Times are the periods established in the following table for the achievement of the associated Milestones:

Construction Stage Milestone(s) to which Liquidated Damages apply	Contract Time	Projected Date (as of the date of this GMP Amendment)
Anticipated NTP		February 4, 2019
Substantial Completion of the Geo Piers Installation	72 days	April 30, 2019

2.1.1 The projected dates listed under "Projected Date (as of the date of this GMP Amendment)" are provided only for convenient reference during the consideration and negotiation of this GMP Amendment. The durations listed under "Contract Time" define the Contract Times and take precedence over the projected dates.

ARTICLE 3 - LIST OF EXHIBITS

3.1 This Amendment is based upon the following documents:

3.1.1 Basis Documents attached as **GMP Exhibit A**;

(This exhibit includes the Design Intent Statement and a list, which identifies by number, title, and date, all of the Drawings, Specifications, and other documents, upon which the CM relied to prepare this Amendment.)

3.1.2 Assumptions and Clarifications attached as **GMP Exhibit B**;

(This exhibit includes a complete list of the assumptions and clarifications made by the CM in the preparation of this Amendment, which list is intended to clarify the information contained in the Basis Documents, but is not intended to otherwise modify the Contract.)

3.1.3 Project Estimate attached as **GMP Exhibit C**;

(This exhibit includes a detailed estimate of the Cost of the Work which (1) allocates the cost of each of item of the Work to labor and materials/equipment organized by trade categories and (2) does not contain a lump-sum estimate for any item other than the CM's Fee and the CM's Contingency. This exhibit is informational only. It is included to provide a tool to evaluate, analyze, and discuss the proposed Contract Sum.)

3.1.4 Project Schedule attached as **GMP Exhibit D**;

3.1.5 Construction Progress Schedule attached as **GMP Exhibit E**;

3.1.6 Staffing Plan attached as GMP Exhibit F;

(This exhibit includes the CMs detailed plan for staffing the Project during the Construction Stage and an outline of the qualifications and experience of the CM's proposed project manager and proposed superintendent, including references, unless the CM previously submitted that information and the CM's project manager and superintendent were approved.)

3.1.7 Subcontractor Work Scopes attached as GMP Exhibit G;

(This exhibit includes a detailed scope-of-Work description for each anticipated Subcontract.)

3.1.8 Scope of CM's Self-Performed Work attached as GMP Exhibit H;

(This exhibit includes a detailed scope-of-Work description for all trade Work the CM proposes to perform itself or through a CM Affiliated Entity if the requirements in the Contract are met; otherwise this scope of Work will be performed by a Subcontractor.)

3.1.9 Schedule of Allowances attached as GMP Exhibit I (if applicable);

(This exhibit includes a complete list and detailed description of all Allowance Items with related measurement and payment terms.)

3.1.10 Schedule of Unit Prices attached as GMP Exhibit J (if applicable);

(This exhibit includes a complete list and detailed description of all Unit Price items with related measurement and payment terms.)

3.1.11 Schedule of Alternates attached as GMP Exhibit K (if applicable);

(This exhibit includes a complete list and detailed description of all Alternates with related measurement and payment terms.)

3.1.12 Schedule of Incentives and Shared Savings attached as GMP Exhibit L (if applicable);

(This exhibit includes a detailed description of all performance incentives/bonuses applicable to the Work including related measurement/entitlement and payment terms.)

3.1.13 Schedule of Locally Funded Initiatives attached as Exhibit M (if applicable); and

(This exhibit includes a complete list and detailed description of all Locally Funded Initiatives or LFI's.)

3.1.14 Compensation Schedule attached as Exhibit N (if applicable).

(This exhibit includes the CM's total compensation as well as compensation per building.)

SIGNATURES

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date set forth below:


Skanska Megen IV, a joint venture

STATE OF OHIO, BY AND THROUGH THE
SCHOOL DISTRICT BOARD

Signature
Chris Hopper / Evans Nwankwo

Printed Name
Executive VP, General Manager / President/CEO

Title




Signature
Viola E. JOHNSON

Printed Name
School District Board President

2/4/2019

Date



Signature
Katrina Ruggless

Printed Name

School District Board Treasurer

TREASURER'S CERTIFICATION

IT IS HEREBY CERTIFIED that the moneys required to meet the obligations of the **Board of Education of the Winton Woods City School District** under the foregoing Amendment have been lawfully appropriated for such purposes and are in the treasury of the **Winton Woods City School District** or are in the process of collection to an appropriate fund, free from any previous encumbrance.

Purchase Order No.

Randy L Seymour

Signature

Randy L Seymour

Printed Name

School District Board Treasurer

APPROVAL OF THE OHIO FACILITIES CONSTRUCTION COMMISSION

David M. Williamson
Executive Director

END OF DOCUMENT

GUARANTEED MAXIMUM PRICE AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT WITH SKANSKA-MEGEN CONSTRUCTION FOR THE K-6 AND 7-12 RAMMED AGGREGATE PIER SYSTEM WITH THE OHIO SCHOOL FACILITIES CONSTRUCTION COMMISSION CLASSROOM FACILITIES ASSISTANCE PROGRAM

Mr. Cuppoletti introduced the following resolution and moved its passage.

The Superintendent recommends approval of this GMP Amendment (Winton Woods City Schools Rammed Aggregate Pier ("Geopiers") System) to the CMR Agreement with Skanska-Megen Construction for the Winton Woods City Schools CFAP in the total amount of \$188,133 for the K-6 Elementary Campus and \$216,390 for the 7-12 Secondary Campus.

Whereas:

1. The Winton Woods City School District Board of Education (Board) previously approved and entered into an agreement with Skanska-Megen Construction (CMR) as the construction manager at risk for the pre-construction and construction stage services required for the improvements included in the co-funded Classroom Facilities Assistance Program (CFAP) project (Project),
2. Based upon the Basis of Design documents and other information prepared for the work included in the GMP documents by SHP Leading Design Architects, the design professional for the Project (A/E), the CMR prepared a guaranteed maximum price (GMP) proposal for the rammed aggregate pier system (Geopiers) and Geopiers GMP Amendment, funded by the Locally Funded Initiatives (LFI) fund, including supporting documentation and exhibits, all of which has been reviewed by the Core Team,
3. The CMR has addressed any questions and comments from the OFCC Project Manager and Core Team in the version of the Geopiers GMP Amendment presented for approval,
4. The Superintendent recommends approval of the Geopiers GMP Amendment (Winton Woods City School District K-6 Elementary Campus and 7-12 Secondary Campus) in the total amount of \$404,523, which increases the total amount of the cost of the work in the CMR Agreement for the Project by that amount.

Therefore, the Winton Woods City School District Board of Education resolves as follows:

1. Geopiers GMP Amendment (Winton Woods City Schools Rammed Aggregate Pier ("Geopiers") System) to the CMR Agreement with Skanska-Megen Construction for the Project is approved in the total amount of \$404,523.
2. The Board President, Superintendent and Treasurer are authorized to sign the Geopiers GMP Amendment in the final version reviewed and approved by OFCC and any related documents.

Mrs. Kuhn seconded the motion and, after discussion, a roll call vote was taken and the resolution passed.

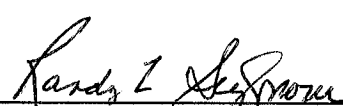
AYES: Mr. Cuppoletti, Mrs. Kuhn, Mrs. Rugless, Dr. Johnson

NAYS:

President Johnson declared the motion carried.

The foregoing is a copy of the action taken by the Winton Woods City School District Board of Education at its meeting on February 4, 2019.

Date: February 4, 2019



Randy L. Seymour, Treasurer
Winton Woods City Schools