



Minutes
2012 Bond Project Advisory Team (PAT) Meeting
The High School for the Performing and Visual Arts

MEETING #: 023

LOCATION: HSPVA

DATE / TIME: April 13, 2015 3:45pm

ATTENDEES: (those marked with a check were present)

<input type="checkbox"/>	R. Scott Allen	Principal	<input checked="" type="checkbox"/>	Pat Bonner	HSPVA
<input type="checkbox"/>	Robert Barrera, Jr.	RGCI	<input checked="" type="checkbox"/>	Lucretia Carter	HSPVA
<input type="checkbox"/>	LaJuan Harris	HISD - Planner	<input type="checkbox"/>	Marc Duncan	HSPVA
<input type="checkbox"/>	Iona Bruckner	Gensler	<input type="checkbox"/>	Virginia Ballard	HSPVA
<input type="checkbox"/>	Michelle Neary	Gensler	<input type="checkbox"/>	Eastman Landry	HSPVA
<input type="checkbox"/>	Daniel Kornberg	Harrison Kornberg Architects	<input checked="" type="checkbox"/>	Eileen Montgomery	HSPVA
<input checked="" type="checkbox"/>	Rebecca Kiest	HISD Communications	<input checked="" type="checkbox"/>	Cyndy Ogden	HSPVA
<input checked="" type="checkbox"/>	Shannon Carter	HSPVA	<input checked="" type="checkbox"/>	Julia Hall	HSPVA
<input type="checkbox"/>	Pawl Davis	HSPVA	<input type="checkbox"/>	Brad Smith	HSPVA
<input type="checkbox"/>	Dorothy Patel	HSPVA	<input type="checkbox"/>	Herb Pasternak	HSPVA
<input type="checkbox"/>	Gabriela Diaz	HSPVA	<input type="checkbox"/>	Lisa Noyes	HSPVA
<input type="checkbox"/>	Charles Easter	HSPVA	<input type="checkbox"/>	Molly Blanchette	HSPVA
<input type="checkbox"/>	Janie Carothers	HSPVA	<input type="checkbox"/>	Chris Stickney	HSPVA
<input type="checkbox"/>	Rodolfo Morales	HSPVA	<input checked="" type="checkbox"/>	Warren Sneed	HSPVA
<input type="checkbox"/>	Nicole D.	HSPVA	<input type="checkbox"/>	Janet Meyer	HSPVA
<input type="checkbox"/>	Dee Julian	HSPVA	<input type="checkbox"/>	Matisia Hollingsworth	HISD
<input type="checkbox"/>	Tamara Thompson	Community Representative	<input type="checkbox"/>	Lynley Cardenas	HSPVA
<input checked="" type="checkbox"/>	Travis Springfield	HSPVA	<input type="checkbox"/>	Laura Harlon	HSPVA
<input type="checkbox"/>	Laura Williams	HSPVA	<input type="checkbox"/>	Lamelle Sartain	HSPVA
<input checked="" type="checkbox"/>	Spencer Wingate	RGCI	<input checked="" type="checkbox"/>	Larry Trout	HSPVA
<input type="checkbox"/>	Kedrick Wright	HISD - Design	<input type="checkbox"/>	Lester Yuen	Gensler
<input checked="" type="checkbox"/>	Kathleen Fenniger	HSPVA	<input checked="" type="checkbox"/>	Kimberly Hickson	Gensler
<input type="checkbox"/>	Terry Cominsky	HSPVA	<input type="checkbox"/>	Bob Eury	HSPVA
<input type="checkbox"/>	Alene Haehl	HSPVA	<input type="checkbox"/>	Patrick Peters	HSPVA
<input type="checkbox"/>	Judith Switek	HSPVA	<input checked="" type="checkbox"/>	Hugo Waddell	HSPVA
<input type="checkbox"/>	Nancy Nodler	Gensler	<input checked="" type="checkbox"/>	Isabelle Aguirre	HSPVA
<input checked="" type="checkbox"/>	Stephen Crawford	HSPVA	<input type="checkbox"/>	Terry Newell	Gensler
<input type="checkbox"/>	Alene Haehl	HSPVA Friends	<input checked="" type="checkbox"/>	Julia Nolte	HSPVA
<input type="checkbox"/>	Drew Steffen	HSPVA	<input checked="" type="checkbox"/>	Sara Butler	HISD Communications
<input type="checkbox"/>	David Sheard	Community Member	<input checked="" type="checkbox"/>	Brad Smith	HSPVA



PURPOSE: The purpose of the meeting was to provide a contract status update to the group.

AGENDA:

- Introductions
- Mr. Spencer Wingate – contract status update and steps going forward
- What to expect at the next Project Advisory Team meeting

DISCUSSION

1. Mr. Larry Trout, HSPVA Assistant Principal, welcomed the participants to the PAT meeting.
2. Mr. Spencer Wingate, Senior Project Manager with Rice & Gardner Consultants, provided a project status update to the group. The following information was provided:
 - a. We've been unable to agree on a Guaranteed Maximum Price (GMP) with the General Contractor, despite lengthy discussions.
 - b. These discussions are part of the scope-to-budget process and the district may exercise its option under the contract to terminate negotiations in the event the Construction Manager is unable to provide an acceptable GMP proposal.
 - c. Rice & Gardner Consultants have recommended that another Construction Manager be engaged to perform the work and the district has agreed that going to another contractor will help move the project forward.
 - d. We won't know the impact on the timeline for the HSPVA project until the new CMAR provides a construction schedule.
3. An additional FAQ sheet was handed out to the group. The following information was listed on this page:
 - a. What is the issue with HSPVA?

We've been unable to agree on a Guaranteed Maximum Price with the general contractor. GMP negotiations are part of the routine scope-to-budget process on any project. Under the contract, the district is authorized to terminate negotiations in the event that the construction manager is unable to provide a GMP proposal that is acceptable. The program manager is recommending that we exercise that option to move on to another general contractor so that we can move the project forward.
 - b. Why didn't you know about the problems with the contractor sooner?

We had multiple sequential estimates on the project throughout the documents development phases that were within budget or within striking range of the budget. However, when we received actual bid numbers from the market place, these values were much higher than the project budget and those previous estimates received.
 - c. What role is the current construction market playing?

The booming construction market cannot be discounted. Even with the drop in oil prices over the past six months, we are still seeing a labor shortage, especially in the trades. We believe this shortage is impacting subcontractor participation. Some contractors have been able to overcome this hurdle because of long-standing relationships with subcontractors. Others have been less successful.
 - d. What can the district do to help general contractors maximize the number of subcontractors who submit bids on the projects?

We have encouraged all CMARs to work with the district's Office of Business Assistance to help advertise their bid opportunities. The Office of Business Assistance routinely sends out email blasts



to thousands of subcontractors and vendors to let them know of upcoming opportunities in the bond program.

- e. How quickly can we establish a new CMAR contract for HSPVA?
Under the board item approved on October 10, 2013, the district has the option to execute a contract with the next highest ranked, best value CMAR to obtain an acceptable GMP. The district is moving forward with process immediately so that a new contract can be established as soon as possible.
- f. Why do we believe CMAR is still the best procurement method for HSPVA?
There are still complex design and site issues that need to be worked out on HSPVA, which make CMAR the best way to move this project forward.
- g. How will this action impact the project timeline?
We won't know the impact on the timeline for HSPVA until the new CMAR provides the construction schedule.

WHAT TO EXPECT AT THE NEXT PAT MEETING:

Contract status update

NEXT PAT MEETING: Monday, May 11, 2015 3:45 pm, HSPVA recital hall

Please review the meeting minutes and submit any changes or corrections to the author. After five (5) days, the minutes will be assumed to be accurate.

Sincerely,

Spencer Wingate
Program Manager
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