

1- 31-23 Facilities Committee Meeting Minutes

Present: Eric Scherzer, Brian Fleisher, Monk Inyang, Yvonne Bouknight, Dr. Jonathan Ponds, Christina Hunt, Tyreek Hunter,

Guests From Legacy Construction - Brian Meade and Conor O' Brien.

The principal partners at Legacy have been in the construction business since 1990 – principal. They were previously called VCI and became Legacy in 2011. They have worked on over 300 projects in 30 school districts. In 2022, they worked on \$ 100 mill in construction projects.

The other two firms considered at the second round were Colliers which is primarily an engineering firm and Epic which does management and construction.

The Committee discussed their concern with the size of the firm. Legacy has 9 construction managers and management is all that they do. Conor O'Brien will be the Montclair Project lead. Legacy was the recommendation of Dr. Ponds and Ms. Hunt and was the only firm presented to the Committee. Ms. Hunt stressed that Legacy prepared the most thorough response of all the firms to the RFP.

The Committee discussed the challenges of our bond projects. The main one is that the schools must remain open throughout the projects. The Committee discussed whether they would be comfortable working with a Citizen's Advisory Panel and they assured us that they would. They cited the example of their work in Verona and the participation of the union representatives in that project.

The Committee discussed the long lead times for certain equipment. Legacy cited lead times of up to 52 weeks for electrical longest switchgear and panels, 20 weeks for unit ventilators and 30 weeks for rooftop units.

The Committee asked about the timing of a pre-construction schedule. Legacy told the Committee that they have previously worked with PSA, our architects of record. Legacy currently has 9 project managers, and they plan to have 1-4 of them working on Montclair projects (based upon where we are in the work). They figure that each project manager can supervise about \$15 million of construction projects and that we will likely not have more than what 4 managers can handle going on at any one time. They told the Committee that project managers complete daily reports as well as semi-monthly reports which will be available. They are based in Morris County, but Mr. O'Brien has worked extensively in Montclair and knows the community. They discussed some of the projects that they are currently working on including a large one in Bergen County which includes a new auditorium.

They stressed that student and staff safety during our project would be one of their most important concerns and some of the ways that they have ensured safety on other projects. Our project would be the biggest job that they have undertaken. (It is three times as large as their previous largest project but the fact that it is split over 6 years would make it entirely manageable for them.

The Committee discussed why their fee was so much lower than the other bids and we were assured that the size of their company (reducing overhead) and the fact that they were exclusively doing construction management enabled that lower fee.

After the Legacy representatives left the call, the Committee discussed the responses that the District has already received from people to join the Community Advisory Panel. We expect more responses soon and a meeting has been set for Feb 9.

The Committee discussed an RFP for Investment Advisor to help us invest the \$70 million in bond proceeds.

The Committee also discussed the gas leak at the Bullock School which occurred when 2 igniters went bad. The problem has been fixed and the maintenance department is now installing additional updated devices to monitor for carbon monoxide.

Finally the Committee briefly discussed the available state funds through a possible ROD Grant perhaps covering items which were not covered by the bond. The meeting adjourned at 9:30pm