

Construction Committee Meeting #2 (February 7, 2022)

- I. Meeting with Mike Arrington of Starr Corp.
 - a. Mike Arrington of Starr Corporation was invited to speak to the Xavier Building Committee. He was asked by the committee to explain the introductory steps necessary to proceed with the construction of an auditorium/classroom structure on the 2.5 acre parcel we purchased to our North. He was informed that we are looking at a 400-600 seat auditorium with dedicated arts spaces.
 - b. Delivery Methods
 - i. Mr. Arrington mentioned that there were two major delivery methods (methods by which to begin the process of constructing the building). The first method was to hire an architectural and to have them draw preliminary conceptual plans without the assistance of a General Contractor. The second method was to hire a General Contractor such as Starr Corporation to work alongside a design firm such as Design West/Bill Hamlin and to proceed with both firms working in conjunction with one another. The committee seems to agree that the second option is the better one due to the fact that the design firm alone can't give us as accurate an estimate for construction as a construction firm can. Today's economic circumstances make estimating costs extremely difficult. He mentioned that supply chain delays have extended some project competition dates by as much as an extra three months. That being said, we seemed to agree that we should put out an RFQ (Request for Qualification) to the public and proceed with our construction company of choice to assist in the development of our project with our chosen design firm if the board sees fit to do so.
 - c. Next Steps
 - i. Financing options must be secured.
 - ii. After a design firm and construction firm have been hired a survey of our institutions needs would be conducted. The building committee would work with the construction and design firms to make this happen.
 - iii. Step two would include the creation of the initial conceptual drawings and a presentation of the drawings to the Xavier Board and stakeholders. This

might include further conversations with teachers and maybe even presenting the various construction options to the public for input.

- iv. After a design is chosen arrangements for construction would then proceed with our chosen firm.
- d. Possible time frames might for completing the work might work as follows.
 - i. 7-9 month design window for Architect and Construction
 - ii. 2 month bidding window to procure contracted materials
 - iii. 12-15 months on the build pending no major materials supplies etc.
- e. RFQ-Mr. Arrington provided us via email an RFQ template. It is available should the board decide to proceed.