

## CALENDAR HOUSE BUILDING COMMITTEE

November 16, 2016

### Minutes

PAUL CHAMPAGNE, CHAIRMAN, called the meeting to order at 4:30 p.m. at the Calendar House, 388 Pleasant Street, Southington, CT with the following members in attendance: Mark Lovely, Severino Bovino, Mark Sciota, Paul Shupenko, Ralph Warner.

Also in attendance:

Robert Verderame ~ Executive Director

Al Kalvaitis ~ BL Company

Erica Millard, Bill Culvinere ~ KBE

A quorum was determined.

### **3. Acceptance of Minutes**

**Upon a motion made and seconded, minutes of the October 19, 2016 meeting were approved unanimously on voice vote.**

### **4. Report from Architect ~ BL Company**

Mr. Kalvaitis reported on the following three items:

- Solar Modules – the new roof is designed to withstand the weight of solar modules if the town wants to go in that direction. This can be done as a bid alternate. The committee agreed this is something the town would support as long as it is financially feasible.
- IT Data Development – a presentation was given of the design with device locations and two IT closets to split the wiring for the senior center and the town; two networks living side by side, separate but equal. After meeting with Jay Baker, IT Director for the town of Southington, it was discussed to create one single network operated by the town with the potential for cost savings by removing one IT closet and reducing the number of drops. After discussion, and upon Mr. Bakers recommendation to go with one network, a motion was made.

**Motion to change the IT network to a single system, seconded.**

Mr. Severino asked Mr. Kalvaitis what the negatives would be to go with one system. Mr. Kalvaitis stated with one system the burden of maintenance and upgrades will be on the town. Two networks are more complicated to keep track of but gives more flexibility and future growth. The advantages to a single network is reducing the number of drops.

**ROLL CALL: Champagne-YES; Lovely-YES; Bovino-YES; Sciota-YES; Shupenko-YES; Warner-YES.  
Motion passes unanimously 6-0.**

- FFE Presentation – Mr. Kalvaitis introduced Shannon Taylor from ID Three to present the overall furniture plan. Pictures were shown for the café space, multi-function room, fitness and cardio, exam room, library, game room and administrative offices. Floor samples were discussed and were on display. She stated she met with Mr. Verderame and staff to review. The color scheme will be neutrals with accent colors on walls. Mr. Sciota stated that in the senior centers he has visited, furniture was much warmer, more like home and he would like to see that in the library and café spaces. Ms. Taylor agreed and said that is her intent, they are looking to provide higher end finishes for these spaces. Mr. Kalvaitis will send photos to Ms. Taylor of senior centers in Wallingford and New London. Mr. Sciota stated the middle schools had a problem with a particular flooring material and will forward the information to Ms. Taylor so as not to use the same on this project.

## **5. Report from Construction Manager ~ KBE**

Ms. Millard stated BL will be handling the bid packages for FFE. With construction bids going out right after the holidays she requested more than one meeting in December. It was agreed the committee will meet twice in December, on the first and third Wednesday. Ms. Millard stated she needs the final drawings from BL. She asked if the committee wants to see every bid before they go out or one sample of the standard bid package form. Mr. Sciota stated in the past they have seen just the summary package.

Ms. Millard stated budget costs have gone up roughly \$500,000. The biggest jump is in site work changes which increased by \$100,000. Another item is the 25 solitubes which added \$40,000 to the plan. After discussion it was agreed these can be removed as they will hinder solar panel placement on the roof. Other costs increasing the budget are for the MEP system. Mechanical drawings are not complete and so they are making lots of assumptions. Mr. Kalvaitis stated they will get more detailed drawings to them. She also stated enclosing the carport, including a basement and an underground detention system were talked about as alternates. She will need drawings for all of these before they go out to bid.

## **6. Report from Executive Director**

Mr. Verderame stated he met with Ms. Taylor and Mr. Kalvaitis and they will meet again next week and make final decisions for the next meeting. Mr. Sciota asked him to make a list of every item he would like to have on the FFE list to go out to bid for the December 21 meeting. Mr. Verderame stated with parking spaces being cut back, could the church parking lot be used when there are bus trips. Mr. Champagne stated yes, it cannot be used on Sundays. Even while construction is going on, there will always be 75-100 spots available.

Mr. Shupenko stated the handicapped spaces on the plan are a significant distance from the front door. He asked if the landscaping in front of the multipurpose room is really necessary and can that area be converted to add more handicap parking? Mr. Kalvaitis stated he will look into that. Mr. Sciota stated if it meets parking regulations we can do it.

## **7. Public Communications**

*Jeff Driscoll, 663 Ledgeview Court, Southington, CT* ~ stated traffic in the mornings and afternoons is crazy due to the school. Is it possible to let someone at the schools know that once construction starts to cut off parking at the senior center. Mr. Champagne stated they have and they are talking with the Farm Heritage Committee to see if it is possible to place gravel in front once the houses come down but that won't happen until next year. It will be monitored closely.

*Mary Ann Nessel, 10 North Road, Southington, CT* ~ spoke on the FFE and asked to keep in mind when selecting chairs not to select ones that are too high or too low and lounge chairs that are not too soft. She also asked if equipment for fitness room needs to be comprised to be put on FFE list. Mr. Sciota stated no, that will be done automatically.

*Clifford Snow, 143 Debbie Drive, Southington, CT* ~ stated he supported Mr. Shupenko's suggestion that more handicap parking is needed. There are not enough and is too far away from the entrance. As the population ages, it's going to get worse. Please reconsider changing the number of spaces.

*Steve Dynder, 27 Jade Circle, Southington, CT* ~ asked if the senior center will be used as an emergency center, if so a generator will be needed, should we not go with two systems? Mr. Champagne stated the one system is for the computers and one generator is enough. Mr. Dynder stated skylights on the roof would interfere with solar panels. Mr. Sciota stated those are now out of the plan.

*Mark White, 396 Mulberry St., Southington, CT* ~ spoke on the network system to the classrooms. The device by the door shows what's happening in the room that day. It also goes on the website, bulletin board and connects to calendar devices. He stated this needs to be part of the network system. He stated in Tech Room 1 the center table needs to get ethernet power and the suggestion is that the feed comes down from the ceiling, how unprofessional is that? These need to go in through the floor. Please don't put the drop system from the ceiling. He stated the computer lab doesn't show the layout they want. The disadvantage to the tech area is the position of the door which forces the feed of the wires to go around the entire room. A simple solution is to move the door to the right side which makes it easier to feed wiring to the closet. Also, brand new chairs were purchased two years ago, they are proper computer chairs that can be raised and lowered; save some money and take that out from FFE. Only carpet and screens need to be new. He also stated small carpets on floors are trip hazards. It was agreed to move the door from left to right.

**7. Public Communications**

*Richard Calvo, 226 Spring Lake Road, Southington, CT* ~ Asked about security at night, will there be cameras? He was told yes, there will be cameras inside and out.

**8. Approval of Invoices**

**Upon a motion made and seconded, invoices were approved unanimously on voice vote.**

**9. Any other business to come before the Committee**

Next meeting will be December 7, 2016.

**10. Adjournment**

**Upon a motion made and seconded and voted unanimously on voice vote, meeting adjourned at 5:50 p.m.**

Submitted,

Paul Champagne  
Chairman

# Southington Senior Center

## Calendar House

388 Pleasant Street

Southington, CT

ESTIMATE NARRATIVE

November 16, 2016

## SECTION 1:

### Estimate Summary

KBE has prepared this Estimate Summary based on the following:

- 1.) Calendar House Senior Center – Space and Needs Assessment – March 2015
- 2.) Drawings:
  - a. G0.01 – General Notes – 10/28/16
  - b. G0.02 - Fixture Mounting Heights – 10/28/16
  - c. A0.01 – Code Analysis – 10/28/16
  - d. A0.02 – Egress Plan – 10/28/16
  - e. A0.03 - Wall Types – 10/28/16
  - f. A1.01 – First Floor Plan – 10/28/16
  - g. A1.02A – Part 1 Floor Plan – 10/28/16
  - h. A1.02B – Part 1 Floor Plan Dimensioned – 10/28/16
  - i. A1.03A – Part 2 Floor Plan – 10/28/16
  - j. A1.03B – Part 2 Floor Plan Dimensioned – 10/28/16
  - k. A1.04 – Roof Plan – 10/28/16
  - l. A2.01 – Exterior Elevations – 10/28/16
  - m. A3.01 – Building Sections – 10/28/16
  - n. A3.02 – Building Sections – 10/28/16
  - o. A4.01 – Enlarged Floor Plans – 10/28/16
  - p. A4.02 – Enlarged Floor Plans – 10/28/16
  - q. A5.01 – First Floor Reflected Ceiling Plan – 10/28/16
  - r. A8.01 – Door Schedule and Details – 10/28/16
  - s. A8.02 – “Drawing Title” – 10/28/16
  - t. A11.01 – Casework 10/28/16
  - u. A11.02 – Casework 10/28/16
  - v. A12.01 – Finish Schedule, Ceiling and Soffit Details – 10/28/16
  - w. F0.01 – Fire Protection Notes, Symbols, Legends, and Abbreviations – 10/28/16
  - x. F1.01 – Fire Protection Plan – 10/28/16
  - y. F4.01 – Sprinkler Details – 10/28/16
  - z. P0.01 – Plumbing General Notes, Symbols, Legends, and Abbreviations – 10/28/16
  - aa. P1.01 – Plumbing Floor Plan – Part 1 – 10/28/16
  - bb. P1.02 – Plumbing Floor Plan – Part 2 – 10/28/16
  - cc. P4.01 – Plumbing Part Plans – 10/28/16
  - dd. P4.02 – Plumbing Details – 10/28/16
  - ee. P6.01 – Plumbing Riser Diagrams – 10/28/16
  - ff. M0.01 - Mechanical General Notes, Symbols, Legends, and Abbreviations – 10/28/16
  - gg. M1.01 – Mechanical Floor Plan – Part 1 – 10/28/16

- hh. M1.02 – Mechanical Floor Plan – Part 2 – 10/28/16
- ii. M3.01 – Mechanical Roof Plan – 10/28/16
- jj. M5.01 – Mechanical Schedules – 10/28/16
- kk. E0.01 - Electrical General Notes, Symbols, Legends, and Abbreviations – 10/28/16
- ll. E1.01 – Electrical Floor Plan – Part 1 – 10/28/16
- mm. E1.02 – Electrical Floor Plan – Part 2 – 10/28/16
- nn. E2.01 – Electrical Lighting Plan – Part 1 – 10/28/16
- oo. E2.02 – Electrical Lighting Plan – Part 2 – 10/28/16
- pp. E3.01 – Electrical Roof Plan – 10/28/16
- qq. E4.01 – Electrical Details – 10/28/16
- rr. E4.02 – Electrical Details – 10/28/16
- ss. E5.01 – Electrical Schedules – 10/28/16
- tt. S1.00 – General Notes – 10/19/16
- uu. S1.01 – Overall Foundation Plan – 10/19/16
- vv. S1.01A – Partial Foundation Plan A – 10/19/16
- ww. S1.01B – Partial Foundation Plan B – 10/19/16
- xx. S1.02 – Overall Roof Framing Plan – 10/19/16
- yy. S1.02A – Partial Roof Framing Plan A – 10/19/16
- zz. S1.02B – Partial Roof Framing Plan B – 10/19/16
- aaa. S2.01 – Structural Details – 10/19/16
- bbb. S2.01 - Structural Details – 10/19/16
- ccc. GN-1 – General Notes – 10/4/16
- ddd. GN-2 – General Notes – 10/4/16
- eee. GN-3 – General Notes – 10/4/16
- fff. DM-1 – Demolition Plan – 10/4/16
- ggg. PH-1 – Construction Phasing Plan – 10/4/16
- hhh. EC-1 – Erosion and Sediment Control Plan – 10/4/16
- iii. SP-1 – Site Plan – 10/4/16
- jjj. GD-1 – Grading and Drainage Plan – 10/4/16
- kkk. SU-1 – Site Utility Plan – 10/4/16
- lll. LL-1 – Landscape Plan – 10/4/16
- mmm. LL-1 – Landscape Details – 10/4/16
- nnn. LP-1 – Lighting Plan – 10/4/16
- ooo. LP-2 – Lighting Schedules and Details – 10/4/16
- ppp. DN-1 THROUGH DN-17 – Site Details – 10/4/16
- qqq. ZA-1.01 – Floor and Roof Plans – 10-4-16
- rrr. ZA-2.01 – Zoning Elevations – 10/4/16

This summary intends to capture the total scope of work related to the construction of the new Southington Senior Center located at 388 Pleasant Street in Southington, CT as well as demolition of the existing structure after occupancy of the new facility. Our summary includes assumptions related to the civil, structural, architectural, mechanical and electrical components of the design. Our assumptions are based on the documents listed above as well as input from BL Companies related to the overall design intent for the various program spaces.

Pricing excludes escalation for 2017 construction start. As discussed, it is assumed that escalation will be covered by the Owner's Project Contingency.

## **SECTION 2: Constructability Comments**

### **A.) Structural:**

1. Truss layout shown on S1.02A needs to be coordinated with Architectural drawings, special shapes needed for flat roof area at column line 5.
2. Delete stepped footing detail, does not apply.

### **B.) Architectural:**

1. Provide roof construction sections and details.
2. Wall assemblies are shown on A0.03 but need to be shown on floor plans.
3. Window types are shown on A8.02. There are types scheduled on the floor plans, however the letters do not match the ones shown on A8.02.
4. Window types shown on elevations do not match the types or sizes shown on A8.02.
5. Drawing A8.02 needs a title.
6. Door schedule A8.01 does not list any fire ratings.
7. Door schedule is missing door 107C, shown on floor plans.
8. Door 106F should be noted as a double leaf door.
9. Door 122A is shown as a double door on plans, scheduled as a single with F3 Frame. Type will need to be confirmed.
10. Location of fire rated partitions shown on egress plans does not appear correct, will need verification.
11. Remove wainscot finish section of finish schedule.
12. Remove wall finishes and wall materials that do not apply to project.
13. Remove floor finishes that do not apply to this project.

### **C.) Mechanical / Electrical:**

1. Plumbing:
  - a. Currently the schedule identifies two electric water heaters, however, detail 1/P4.02 is titled "gas water heater". Please update schedule to include gas fired water heater with size.
  - b. Grease interceptor identified on drawings but not included in schedule. Please provide grease interceptor in schedule.
  - c. Currently not all domestic piping sizes are indicated. Please indicate all domestic water piping sizes.
  - d. Currently not all sanitary piping sizes are indicated. Please indicate all sanitary piping sizes.
  - e. Currently not all vent piping sizes are indicated. Please indicate all vent piping sizes.
  - f. Currently not all vent piping is indicated. Please indicate all vent piping.



- g. Currently some plumbing fixtures are shown on drawings without any indicated piping or connections. Please indicate piping and connections on all plumbing fixtures.
  - h. Gas connections to water heater are not currently shown. Please add connection to gas fired water heater
  - i. Gas connections to kitchen equipment not currently shown. Please add connections to kitchen equipment.
  - j. Currently only one gas connection to roof top unit. Please add connections to all gas fired roof top units.
  - k. Not all gas piping is connected on drawing. Please add connections between all gas piping.
  - l. Drawing SU-1 indicates the gas service entering at a different location than P1.01. Please indicate the correct location of gas service entering building.
  - m. Not all gas piping is sized. Please indicate all piping sizes on gas piping.
2. Mechanical:
- a. Energy recovery units for the Men's and Women's bathrooms are not currently shown. Please add to schedule and drawings.
  - b. Currently gas fired hot water heater does not have exhaust ventilation. Please include exhaust ventilation for gas fired water heater.
  - c. Electric heaters at exterior windows in offices are not shown. Please include on schedule and plans.
  - d. Make up air unit it not currently shown. Please include make up air unit on plans.
  - e. Kitchen hood not currently shown on plans. Please include kitchen hood on plans.
  - f. Currently no ductwork shown for kitchen, pantry, or utility room. Please add ductwork to plans.
3. Electrical:
- a. Currently the site utility drawings note conduit routing from the generator to the transformer. The generator is rated at 480V, and therefore would not be routed to the transformer, but around the transformer pad directly to the transfer switch inside. We would expect/recommend two 4" conduits for secondaries from generator to transfer switch in electrical room and three 1-1/2" conduits from the electrical room to the generator, one for controls, starter circuit and annunciator.
  - b. Currently feeder sizes are not indicated. Please indicate feeder sizes.
  - c. Currently two Automatic Transfer Switches are indicated. Please indicate single automatic transfer switch for standby generator.

## **SECTION 3: Assumptions & Clarifications**

### **A.) General Assumptions**

1. The Estimate is based on prevailing wage rates.
2. It is assumed that the construction will occur within the time frame of 7 am to 5 pm, Monday through Friday. Premium time has only been included for special shut-downs and tie-ins that must occur on off hours.
3. This Estimate includes premium costs for a CM Payment and Performance Bond.
4. This Estimate includes premium costs associated with Bidding and Contracting Guidelines as detailed in the Bond Fund Grants document dated 11/30/15.
5. Estimate assumes project is tax exempt.
6. Subcontractor Default Insurance (SDI) is utilized in lieu of subcontractor bonds.
7. It is assumed that available space on site can be used for temporary field offices during construction of the building. We have not included any provisions for an Owner's field office.
8. Estimate is based on a construction duration of twelve (12) months for the new building and additional two (2) months to demolish the existing building and complete sitework.
9. Estimate does not include dollars for Preconstruction Services, CM Fee or Design / Estimating Contingency since Owner is tracking these items separate from this Estimate in the Master Budget.
10. Contractor's Estimate does not include the following Project Costs and Special Scope that are assumed to be held by the Owner in its separate Master Budget:
  - a. Owner's Representative Fees
  - b. Business and Operation Taxes
  - c. Building Permit including all trade permits
  - d. Architectural / Engineering Design Fees
  - e. Commissioning Agent Fees
  - f. LEED requirements
  - g. Technology Consultant
  - h. Testing and Inspections including Special Inspections
  - i. Independent Peer Review
  - j. Environmental Remediation and/or testing, handling, removal or replacement of polluted, contaminated, or hazardous materials.
  - k. The removal and replacement of unsuitable materials, rocks or boulders beyond the limit lines of proposed excavation and sub-grade elevations indicated on the drawings.
  - l. Any work on existing adjoining buildings or property. It is assumed that the Owner has gained permission from the abutting property Owners and/or lessee's to allow Contractor free access and use of any and all facilities reasonably required in order to complete our work. Contractor has not included any costs to achieve such access.

- m. Furniture, Fixtures and Equipment
- n. Low Voltage Wiring, Devices, & Equipment (Security / PA / Data / Tele / CCTV / AV)
- o. Owner's Bonding/Financing Costs
- p. Utility Company Charges, Fees, and Assessments including usage during construction
- q. Security & watchmen services
- r. Winter Conditions
- s. Builder's Risk Insurance

**B.) Sitework:**

- a. Pricing includes 6'-0" high temporary site fencing with privacy mesh during construction.
- b. Site dewatering is included as open pumping only. No well-point systems or special pumping / tanks have been included in the GMP.
- c. Erosion and sediment control shall be installed per erosion control plan provided.
- d. Estimate assumes that current water system on site has sufficient pressure to continue to serve the new facility. We have not included provisions for a domestic water booster system.
- e. Site retaining wall is assumed to be segmental block (Versa-Loc, Keystone, or equal)
- f. Site sidewalks shall be a combination of concrete and asphalt. Concrete sidewalks shall be standard color concrete, in broom finish. We have included provisions for detectable warning surfaces where anticipated.
- g. We have included re-paving disturbed areas along Pleasant Street resulting from utility tie-ins, but have not included provisions for re-paving the entire street under this scope of work.
- h. We have included landscaping per plans provided.
- i. Estimate includes fifteen (14) pole mounted LED source light fixtures in the parking areas where indicated on Site Utility plan.
- j. Pricing includes 4'-0" ornamental metal fence at retaining wall as shown.
- k. Site Furnishings consist of bike racks, flagpole and base and benches in locations as shown.
- l. Estimate excludes the costs associated with an underground detention system (Stormtech SC-740 or similar), as preliminary calculations do not expect it to be required.
- m. Gas Company to provide new service to the property line.
- n. Estimate does not include provisions for a monument sign.
- o. Estimate excludes testing, handling, removal of contaminated materials including groundwater and contents of ASTs and USTs

**C.) Demolition**

- a. Estimate includes provisions for demolition of the existing Southington Senior Center as well as the associated Maintenance Building. Demolition of building to be completed after occupancy of new facility.

- b. After demolition, site to be graded and paved per the Grading and Site Plans.
- c. Pricing includes an allowance of \$14,000 for abatement of hazardous materials.

**D.) Structural**

- a. New slab on grade to be 3,000 PSI, 5" thick, reinforced with welded wire mesh.
- b. Roof structure is comprised of a mix of both light gauge metal roof trusses supported on structural steel below as well as low slope roofs supported by steel joists and columns.
- c. Estimate does not include provisions for any stairs or elevators for vertical transportation.

**E.) Architectural**

- a. Exterior building façade is comprised of stone veneer facing with a precast cap water-table accent at locations as shown on A2.01. The balance of the exterior façade shall receive horizontal and vinyl shake siding as depicted. Windows and doors shall be framed with PVC trim.
- b. Exterior wall assemblies shall consist of light gauge metal framing with batt insulation and exterior sheathing with Tyvek air-vapor barrier.
- c. Sloped roof assemblies consist of insulated roof sheathing with asphalt shingle roofing. Low-slope roof assemblies consist of EPDM roofing membrane over metal decking. Roof eaves shall receive perforated metal soffits. Roof assembly shall include aluminum gutters and downspouts.
- d. Millwork scope of work consists of:
  - 1. Shelving in storage closets
  - 2. P-Lam upper and lower cabinetry in all locations as shown.
  - 3. All cabinetry to receive solid surface countertops
  - 4. Window Trim
  - 5. Reception Desk Millwork
  - 6. Ballet Bar in Fitness Studio
- e. Wood base, crown, or chair rail moldings are not included.
- f. It is assumed that the library shelving and waiting room desks depicted shall be part of the Owner's FF&E package.
- g. Estimate includes vertical and horizontal insulation at the slab and foundations, both 2'-0" vertically and horizontally at the perimeter.
- h. Spray fire proofing is excluded.
- i. Entry doors shall be aluminum framed sliding doors with automatic operators.
- j. We have not included any provision for an overhead / coiling door.
- k. Pre-Hung Patio Doors are included at Multi-Purpose rooms in lieu of Hollow Metal.
- l. Windows are assumed to be double hung vinyl, with insulated low E clear glazing. Windows shall be Anderson, Harvey, Eagle or equal.
- m. Fitness/Cardio Studios are to be equipped with 8'-0" high mirrors on the shared wall.
- n. Drywall assemblies include two hour rated walls separating the Multi-Function Pod, and the Classroom/Game Room Pod. Insulated sound walls are included typically at all classrooms, studios, offices, toilet rooms, and shared spaces. Chase walls are included

- at Toilet Room 'wet' walls. It is assumed that walls are typically finished to 10'-0" in Office and Classroom spaces, and 12'-0" in Multipurpose and Fitness spaces.
- o. Ceramic wall tile finish is assumed to be 4' High in restrooms at wet wall locations. Full height ceramic wall tile is included in shower locations. Estimate does not include Porcelain tile in any locations.
  - p. Pricing does not include any provisions for acoustical wall treatment, sprayed acoustical insulation or any sound deadening underlayment.
  - q. All drywall partitions and ceilings are painted throughout. Estimate does not include any vinyl wall covering. All hollow metal doors and frames are to receive a painted finish.
  - r. Visual display surfaces are to be located within each classroom space. Any smartboard type units are excluded and are assumed to be part of Owner's Low Voltage work.
  - s. Bathrooms shall receive standard baked enamel toilet partitions and ADA compliant toilet accessories
  - t. Corridors shall receive corner guards in high traffic areas.
  - u. The Game Room, Multi-Function Space and Classroom 1A/1B shall receive manually operable 4" thick, vinyl faced moveable partitions. Partitions shall receive standard factory finish and shall not have STC ratings.
  - v. Fire extinguishers and cabinets shall be provided as required to meet code.
  - w. Signage package includes a Main Directory, Daily Notice Board, Display Case, Poster Case, Directional Signage and Common Area Signage.
  - x. Signage package excludes exterior building mounted signage.
  - y. Signage package includes photoluminescent tape in lieu of led exit strip lighting.
  - z. Estimate excludes residential appliances, as these are assumed to be part of the FF&E package.
  - aa. Estimate includes an allowance of \$2,500 for the electric fireplace with 44" mantle.
  - bb. Estimate includes decorative tile at fireplace surround.
  - cc. Window coverings shall be provided at all windows. Estimate does not include black-out shades or mechanically operated shades.
  - dd. All furniture shall be provided by Owner, including Library shelving and Waiting Room desk.
  - ee. All Audio-Visual Equipment shall be provided by Owner and is excluded from estimate.
  - ff. Estimate includes an allowance of \$25,000 for commercial grade kitchen equipment, pantry shelving, and walk-in cooler. Drawing A11.02 indicated millwork shelving within the pantry, but we assumed this to within kitchen equipment scope of work.

**F.) Mechanical / Electrical**

- a. Fire Protection
  - ii. Pricing to include new wet fire protection system complete with all required values, heads, equipment and hydraulic calculations as required to meet code.
  - iii. Pricing excludes dry sprinkler protection within the attic spaces.

- iv. Pricing assumes that there is adequate water pressure available and pricing does not include a fire pump.
- b. Plumbing
- v. Plumbing fixtures shall be priced based on standard commercial grade, ADA compliant fixtures.
  - vi. Plumbing system consists of domestic water, sanitary drainage, kitchen grease separation, domestic hot water heating, backflow prevention, natural gas system for mechanical equipment and plumbing fixtures.
  - vii. Estimate includes 50GPM Grease Interceptor.
  - viii. All sanitary and waste piping shall be PVC above and below ground.
  - ix. All domestic water piping shall be CPVC. Cold water piping shall be insulated and distributed to the building fixtures and equipment as necessary.
  - x. Natural gas shall be supplied to the HVAC and mechanical equipment. Piping shall be schedule 40 steel with threaded joints up to 2" and welded joints 2-1/2" or larger.
  - xi. Natural gas connections to two stoves are included in estimate.
  - xii. Estimate includes one 120 Gallon gas fired water heater.
  - xiii. Estimate includes 4" welded main gas line throughout. Cost savings available if pipe size can be reduced.
  - xiv. Estimate does not include provisions for a hydrotherapy pool.
  - xv. Shower stalls are to be prefabricated shower enclosures.
  - xvi. Multiple occupant bathrooms shall receive trough style sinks which shall be wall mounted. We have not included vanities at these locations.
- c. HVAC
- i. Service and Program areas and Administration spaces will be served by variable volume air-cooled DX cooling. Each space will be provided with VAV boxes fitted with heating water.
  - ii. Hydronic piping is excluded, none anticipated as drawn.
  - iii. Large spaces will be serviced by dedicated constant volume packaged gas/electric rooftop air-conditioning units.
  - iv. All ventilation and air conditioning in variable air volume systems will be supplied by dedicated rooftop air condition units as required by load. All ventilation and air conditioning in constant air volume systems will be supplied by a dedicated constant volume rooftop air conditioning unit.
  - v. Kitchen and Dining areas will each be provided with a dedicated rooftop air conditioning unit. Each unit will be allowed to recirculate in its respective space.
  - vi. IT Spaces shall be equipped with split-system air conditioning units.
  - vii. Hydronic piping shall be Type "L" copper with soldered or mechanical coupling joints up to 2" and schedule 40 black steel pipe for 2-1/2" or larger.
  - viii. HVAC controls shall consist of programmable thermostats with local DDC controller on VAV systems only.

d. Electrical / Tele-Data

- i. Estimate includes new 480/277 V, three-phase service to the transformer. From the transformer, the 480V secondary conductor will run in underground ductbank and will terminate at the electrical service equipment inside the building.
- ii. Two 4" conduits for primary electrical service are included in lieu of four.
- iii. There will be a diesel fired standby generator located outside the building to provide optional standby power to specific areas within the facility. Generator to be sized to serve fans, pumps, boilers, refrigerators, freezers and cooking equipment in addition to life-safety loads. The generator will be equipped with a standard weatherproof enclosure.
- iv. Estimate includes two 4" conduits from Generator to transfer switch in electrical room.
- v. Estimate includes three 1-1/2" conduits from the electrical room to the generator, one for controls, starter circuit and annunciator.
- vi. Estimate includes one 400A automatic transfer switch in lieu of 2.
- vii. Selected light fixtures throughout the project area will be furnished with integral battery packs for emergency egress use. Some light fixtures shall operate as "night lights" for continuous operation.
- viii. Fire alarm system will be fully addressable and comply with NFPA requirements. System will include fire alarm control panel, annunciator panel, initiation devices, notification appliances, and voice control, circuit modules and power supply.
- ix. Branch circuit wiring shall be MC Cable as allowable per code.
- x. Switchgear and panelboards shall be copper or aluminum busing. Feeders 100A and larger shall be copper or aluminum conductors.
- xi. Exam room is wired to hospital grade wiring/devices per NEC.
- xii. Pricing includes conduit only for tele-data systems (including CATV, Phone, Data, PA, Clock & Security). It is assumed that wiring, equipment, and devices are by Owner.
- xiii. Pricing includes conduit, stub ups, and outlet boxes only for Audio-Visual systems. It is assumed that wiring, equipment, and devices are by Owner.

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## Opinion of Probable Project Costs

	<u>16-Nov</u>	<u>21-Sep</u>
Construction Cost (9/21/16)	\$ 7,569,081	\$ 7,155,732
Arch Fees	\$ 318,000	\$ 318,000
CM Fees	\$ 266,772	\$ 256,645
Town Admin Costs	\$ 142,247	\$ 142,247
FF&E	\$ 200,000	\$ 200,000
Relocation	\$ 33,000	\$ 33,000
Utility Fees	\$ 11,000	\$ 11,000
Telecommunications	\$ 407,000	\$ 407,000
<b>SUBTOTAL</b>	<b>\$ 8,947,101</b>	<b>\$ 8,523,625</b>
Owner Contingency (10%)	\$ 894,710	\$ 852,362
<b>TOTAL</b>	<b>\$ 9,841,811</b>	<b>\$ 9,375,987</b>



**Southington Senior Center**

**Estimate Cost Summary Breakdown**

16-Nov-16

Division	Description	11-16 Cost	9-21 Cost	Comments
0	CM Temporary Site Services	\$ 143,470	\$ 143,470	
1	Abatement	\$ 14,000	\$ 14,000	Allowance
2	Sitework	\$ 1,506,762	\$ 1,369,939	
3	Concrete	\$ 262,206	\$ 299,826	
4	Masonry	\$ 77,853	\$ 61,080	
5	Structural Steel / Misc. Metals	\$ 425,635	\$ 425,930	
	LGM Roof Trusses	\$ 173,717	\$ 233,445	
6	Rough Carpentry & Millwork	\$ 173,392	\$ 143,133	
7	Waterproofing, Sealants, Siding, Roofing, Insul	\$ 514,719	\$ 411,596	
8	Doors, Frames and Hardware, Glass & Glazing, Mirrors	\$ 205,461	\$ 200,210	
9	Drywall, Ceilings, Flooring, Paint	\$ 768,673	\$ 768,785	
10	Specialties	\$ 160,076	\$ 157,069	
11	Residential Equipment	\$ -	\$ -	Not Applicable
12	Furnishings	\$ 7,851	\$ 8,086	
13	Special Construction	\$ 25,000	\$ 25,000	
14	Conveying System	\$ -	\$ -	Not Applicable
15	Fire Protection	\$ 108,214	\$ 176,649	
	Plumbing	\$ 334,160	\$ 272,055	
	HVAC	\$ 553,852	\$ 455,747	
16	Electrical	\$ 702,366	\$ 629,550	
	<b>Subtotal</b>	<b>\$ 6,157,407</b>	<b>\$ 5,795,570</b>	
	Design/ Estimating Contingency			Separate Line in Master Budget
	Subcontractor Default Insurance	\$ 92,361	\$ 86,934	
	Preconstruction			Separate Line in Master Budget
	CM Staff & Staff Support	\$ 788,271	\$ 771,188	
	Construction Contingency - 5%	\$ 351,902	\$ 332,685	
	CM Insurance	\$ 104,198	\$ 98,508	
	CM P&P Bonds	\$ 74,941	\$ 70,849	
	CM Fee			Separate Line in Master Budget
	<b>TOTAL ESTIMATE (unescalated)</b>	<b>\$ 7,569,081</b>	<b>\$ 7,155,732</b>	
	3% Escalation			see Owner's Project Contingency
	<b>TOTAL ESTIMATE</b>	<b>\$ 7,569,081</b>	<b>\$ 7,155,732</b>	

\$ 413,349

\$364.70 Cost per Sqft