

CALENDAR HOUSE BUILDING COMMITTEE

December 21, 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, Michael Fortier, Mark Sciota, Paul Shupenko, Ralph Warner.

Also in attendance:

Robert Verderame ~ Executive Director

Al Kalvaitis, Derek Kohl, Ray Bradwell ~ BL Company

Erica Millard, Bill Culvinere ~ KBE

Keith Hayden ~ Director Public Works

A quorum was determined.

3. Acceptance of Minutes

Upon a motion made and seconded, minutes of the December 7, 2016 meeting were unanimously approved on voice vote.

4. Report from Architect ~ BL Company

Mr. Bradwell presented the final version of plans which include modifications from discussions with KBE and the Building Committee. After the slide presentation, Mr. Shupenko stated we had proposed additional handicap parking spots to the left side of the entrance. Mr. Kalvaitis stated there would be additional costs to the project modifying the area to the left side, it is more than just a matter of restriping. Mr. Verderame stated he had proposed using the area as a patio area with tables and benches and that he was not too keen on so many trees and plantings as it is expensive to maintain. Mr. Kalvaitis stated the number of trees are a requirement from the PZC. There is a patio in the rear of the building.

Motion for the Committee to approve plans just reviewed by BL and have KBE use for bid packages, seconded.

Mr. Bovino stated the site plan shows the walk path on the west side is 5 ft. then widens to 8 ft. to necessitate the wall and rail fence. If the walk is brought closer to the building it can reduce the slope and eliminate the wall and rail which will result in cost savings. Mr. Bradwell stated the 8 ft. wall is required by public works for the walk. Mr. Sciota stated to move the walkway would require going back to the PZC. Mr. Sciota stated the bid can go out for 8ft. and 4ft. and if the price comes in over we can take another look at it. Mr. Verderame stated he would like to keep the walkway as there will be a walking club. Mr. Bovino stated the driveway access to Pleasant Street is to be widened to line up with DePaolo and provide an additional lane. He feels it is not necessary to spend money for an extra lane, that one lane in and one lane out is sufficient. Mr. Sciota stated he disagreed and this is money well spent. To change this would require going back to the PZC as well. The consensus of the committee was to leave as is.

Motion to amend current motion to do what is needed to bid packages, seconded.

ROLL CALL: Champagne-YES; Lovely-YES; Bovino-YES; Fortier-YES; Sciota-YES;

Shupenko-YES; Warner-YES.

Motion passes Unanimously 7-0.

Mr. Kalvaitis presented the building package, a two volume set explaining in detail how the project is to be conducted, including everything from existing conditions, structure of building, what makes up walls, also plumbing, mechanical, fire and electrical in building. All civil, earth work, exterior improvements, utilities, asphalt and drainage are also included. One set will be available in Mr. Verderame's office and Mr. Sciota's office at the Town Hall. Mr. Sciota asked KBE if they reviewed the specifications and if everything they need is in there to make the bid packages and to make sure bids are very clear so as not to be in the position for change orders. Ms. Millard stated yes. Mr. Sciota stated once the the plans are approved by the Committee, they will go to the following departments; building, fire, health, sewer. These are designed following the CT building code and there shouldn't be many changes. Mr. Sciota stated as a board we

chose to reduce the owner's contingency from 10% to 5% and it is very important there is no ambiguity in the bids, that this is a tight budget.

Motion to approve building package technical specifications, volumes 1 and 2, seconded.

ROLL CALL: Champagne-YES; Lovely-YES; Bovino-YES; Fortier-YES; Sciota-YES; Shupenko-YES; Warner-YES.

Motion passes Unanimously 7-0.

Mr. Sciota stated the only thing now that is not approved is FFE and asked how we review and approve the FFE package. It is important as there is a \$200,000 budget. Mr. Kalvaitis stated he and Mr. Verderame are in agreement with Ms. Taylor and are comfortable they will be in the \$200,000 budget and not go over. The kitchen is not part of FFE. Mr. Sciota stated he was comfortable to discuss FFE in January and go out to bid now with everything else.

5. Report from Construction Manager ~ KBE

Ms. Millard presented an update on costs, incorporating all value engineering items as discussed at the last meeting. She stated the majority of savings came from reducing the owner's contingency to 5%. KBE will be issuing invitations to bid on January 11 and due back by February 1. Bids will be open in Council Chambers at Town Hall on February 1 at 2:00 p.m. Ms. Millard presented to the Committee the proposed document bid list with detailed instructions to bidders.

6. Report from Executive Director ~ Mr. Verderame

Mr. Verderame asked if the gas fireplace being donated and installed by Dean's Stove & Spa was in the specs? Mr. Kalvaitis stated it is. He asked Ms. Millard if the divider in the pool room was removed from the plan and she stated it was. Mr. Verderame shared plans a consultant put together with revisions for the kitchen. Mr. Sciota stated the kitchen has already been approved, that this is the first time the Committee is seeing this and it can't just be redesigned. Mr. Sciota stated we can't approve a shop drawing and that all designs must come from BL. He stated if BL can make minor modifications that won't delay KBE with the bids that would be the extent of it. Mr. Kohl stated he will work with KBE.

7. Public Communications

Clifford Snow, 143 Debbie Drive, Southington, CT ~ asked how many handicap spaces are in the plan and why is it more expensive to make changes to the left side? Mr. Kalvaitis stated two additional spaces have been added and the number meets the requirement of the state and PZC. The expense comes from redesigning the grading to accommodate the spaces, the right side only requires restriping.

Maryann Nessel, 10 North Road, Southington, CT ~ stated you mentioned the plans get approved from building, health and fire departments, is this done before or after bidding? Mr. Champagne stated once the plans are approved today, they go to all departments simultaneously. Mr. Sciota stated they go to the departments for review and once the successful bidder is selected they will apply for a permit with the appropriate department. She asked if some of the regular parking spaces could be designated as handicap? Mr. Sciota stated the Calendar House can do that, however it could not be enforced by the police.

Steve Dinder, 27 Jade Circle, Southington, CT ~ asked if a traffic light on the top of Hobart St. has been considered? Mr. Sciota stated the traffic authority has looked into that with the middle school and they are not in favor of doing that, it is not always the silver bullet.

Mark White, 396 Mulberry Street, Southington, CT ~ stated he received information from various senior centers across the country and 99% of them commented the laws do not require enough handicap spaces. He suggested the construction industry take note. He also stated the first time he saw drawings for the tech rooms was this morning. He showed a picture of his design drawing of how the rooms are set up and how the wiring and power is needed. He asked if changes can be made to reflect the needs of room as it is set up. Mr. Champagne stated this should have been brought up for discussion prior to the motion approving the plan. Mr. Kalvaitis stated they taken into consideration all comments when designing the tech rooms and brought it all together to give the room maximum flexibility. However tables are arranged power can be reconfigured. Mr. Sciota stated what was approved will work with Mr. White's drawing. Mr.

White stated he did not see any reference to Ethernet cables in the drawings. Mr. Kalvaitis stated they've worked closely with Mr. Baker and it is in the plan.

8. Approval of Invoices

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

9. Any other business to come before the Committee

None

10. Adjournment

Upon a motion made and seconded and voted unanimously on voice vote, meeting adjourned at 6:24 p.m.

Submitted,

Paul Champagne
Chairman

Opinion of Probable Project Costs

	<u>21-Dec</u>	<u>7-Dec</u>
Construction Cost	\$ 7,709,285	\$ 7,694,219
Arch Fees	\$ 318,000	\$ 318,000
Grant for Design Fee Reimbursement	\$ (100,000)	
CM Fees	\$ 270,207	\$ 269,838
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
SUBTOTAL	\$ 8,990,739	\$ 9,075,304
Owner Contingency (5%)	\$ 449,537	\$ 907,530
TOTAL	\$ 9,440,276	\$ 9,982,835

Southington Senior Center
Estimate Cost Summary Breakdown

21-Dec-16

Division	Description	12/21/2016	12/7/2016	Comments
0	CM Temporary Site Services	\$ 143,470	\$ 143,470	
1	Abatement	\$ 14,000	\$ 14,000	Allowance
2	Sitework	\$ 1,420,309	\$ 1,425,942	
3	Concrete	\$ 259,950	\$ 259,950	
4	Masonry	\$ 83,103	\$ 97,732	
5	Structural Steel / Misc. Metals	\$ 507,596	\$ 507,596	
	LGM Roof Trusses	\$ 170,520	\$ 170,520	
6	Rough Carpentry & Millwork	\$ 186,637	\$ 190,134	
7	Waterproofing, Sealants, Siding, Roofing, Insul	\$ 472,685	\$ 472,685	
8	Doors, Frames and Hardware, Glass & Glazing, Mirrors	\$ 204,844	\$ 187,792	
9	Drywall, Ceilings, Flooring, Paint	\$ 772,874	\$ 691,999	
10	Specialties	\$ 125,125	\$ 127,166	
11	Residential Equipment	\$ -	\$ -	Not Applicable
12	Furnishings	\$ 1,206	\$ 3,758	
13	Special Construction	\$ 63,696	\$ 76,705	
14	Conveying System	\$ -	\$ -	Not Applicable
15	Fire Protection	\$ 108,214	\$ 108,214	
	Plumbing	\$ 384,999	\$ 384,999	
	HVAC	\$ 568,570	\$ 576,182	
16	Electrical	\$ 798,051	\$ 833,202	
	Subtotal	\$ 6,285,848	\$ 6,272,046	
	Design/ Estimating Contingency			Separate Line in Master Budget
	Subcontractor Default Insurance	\$ 94,288	\$ 94,081	Separate Line in Master Budget
	Preconstruction			
	CM Staff & Staff Support	\$ 788,271	\$ 788,271	
	Construction Contingency - 5%	\$ 358,420	\$ 357,720	
	CM Insurance	\$ 106,128	\$ 105,921	
	CM P&P Bonds	\$ 76,330	\$ 76,180	
	CM Fee			Separate Line in Master Budget
	TOTAL ESTIMATE (unescalated)	\$ 7,709,285	\$ 7,694,219	
	3% Escalation			see Owner's Project Contingency
	TOTAL ESTIMATE	\$ 7,709,285	\$ 7,694,219	

\$371 Cost per Sqft

Southington Senior Center

Calendar House

388 Pleasant Street

Southington, CT

ESTIMATE NARRATIVE

December 21, 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. Architectural drawings by BL Companies dated 11/28/16
 - b. Structural drawings by BL Companies dated 11/28/16
 - c. Fire protection, mechanical, plumbing, and electrical drawings by BL Companies dated 11/28/16
 - d. Civil drawings by BL Companies dated 11/15/16
- 3.) Technical Specifications by BL Companies dated 11/28/16

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.

SECTION 3: Assumptions & Clarifications

A.) General Assumptions

1. The Estimate is based on prevailing wage rates.
2. This Estimate includes premium costs for a CM Payment and Performance Bond.
3. This Estimate includes premium costs associated with Bidding and Contracting Guidelines as detailed in the Bond Fund Grants document dated 11/30/15.
4. Estimate assumes project is tax exempt.
5. Subcontractor Default Insurance (SDI) is utilized in lieu of subcontractor bonds.
6. 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.
7. 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.
8. 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. 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.
- d. Gas Company to provide new service to the property line.
- e. Estimate excludes testing, handling, removal of contaminated materials including groundwater and contents of ASTs and USTs.
- f. Currently, the drawings do not show any locations for tree protection fence. Most of the trees that are to remain would be on the outside of the temporary CLF and would not require protection fence. Section 015639 includes root pruning, pruning for trees to remain, and oversight by an Arborist. KBE has not included any of these costs.

C.) Demolition

- a. Pricing includes an allowance of \$14,000 for abatement of hazardous materials

D.) Structural

- a. Estimate does not include provisions for any stairs or elevators for vertical transportation.

E.) Architectural

- a. Wood base, crown, or chair rail moldings are not included.
- b. It is assumed that the library shelving and waiting room desks depicted shall be part of the Owner's FF&E package.
- c. Spray fire proofing is excluded.
- d. Entry doors shall be aluminum framed sliding doors with automatic operators.
- e. Door 106F is included as a double leaf door per floor plans, door schedule notes single leaf.
- f. 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.
- g. Pricing does not include any provisions for acoustical wall treatment, sprayed acoustical insulation or any sound deadening underlayment.
- h. 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.
- i. Visual display surfaces are not included. Any smartboard type units are excluded and are assumed to be part of Owner's Low Voltage work.
- j. Corner guards are excluded.

- k. Fire extinguisher cabinets shall be provided as shown. Extinguishers to be in FFE package.
- l. Signage package includes Common Area Signage. Signage package includes an allowance of \$2,700 for exterior signage.
- m. Estimate includes installation only of the fireplace. Estimate assumes it will be shipped and placed near location of installation by others.
- n. Estimate does not include black-out shades or mechanically operated shades.
- o. All furniture shall be provided by Owner, including Library shelving and Waiting Room desk.
- p. All Audio-Visual Equipment shall be provided by Owner and is excluded from estimate.

F.) Mechanical / Electrical

- a. Fire Protection
 - i. Pricing to include new wet fire protection system complete with all required values, heads, equipment and hydraulic calculations as required to meet code.
 - ii. Pricing excludes dry sprinkler protection within the attic spaces.
 - iii. Pricing includes dry sprinkler system at the vehicle storage area as well as the covered entrance.
 - iv. Pricing assumes that there is adequate water pressure available and pricing does not include a fire pump.
- b. Plumbing
 - v. Estimate includes 30' of ¾" piping to Thermal Expansion Tank connection.
 - vi. KBE has included 1 ¼" piping at 140 degree domestic water piping in kitchen.
- c. Electrical / Tele-Data
 - i. Estimate includes a gas fired generator, sized to serve the entire facility.
 - ii. Estimate incorporates schedule 40 electrical conduits in lawn areas.
 - iii. The lighting fixture schedule and notes indicate bids to be based on the fixture schedule and specified alternates. "Refer to E.02 for additional specifications". Drawing E.02 is not included in the set, estimate does not include any costs associated with this drawing.
 - iv. Pricing includes conduit only for tele-data systems (including CATV, Phone, Data, PA, Clock and Security). It is assumed that wiring, equipment, and devices are by Owner.
 - v. Pricing includes conduit, stub ups, and outlet boxes only for Audio-Visual systems. It is assumed that wiring, equipment, and devices are by Owner.

END OF DOCUMENT

BID DOCUMENTS

1. Invitation to Bid
2. Bid Document List
3. Instructions to Bidders
4. Bid Package Schedule with Specification Assignment
5. Special Instructions to Bidders and Bid Forms
 - Bid Package No. 001 – Selective Demolition & Abatement
 - Bid Package No. 002 – Sitework
 - Bid Package No. 003 – Fencing
 - Bid Package No. 004 - Landscaping
 - Bid Package No. 005 – Cast-in-Place Concrete
 - Bid Package No. 006 - Masonry
 - Bid Package No. 007 – Structural Steel & Misc. Metals
 - Bid Package No. 008 – Architectural Woodwork
 - Bid Package No. 009 – Roofing
 - Bid Package No. 010 – Siding
 - Bid Package No. 011 – Joint Sealants
 - Bid Package No. 012 – Hollow Mtl. Drs/Frames / Wood Doors / Hardware
 - Bid Package No. 013 – Wood Windows
 - Bid Package No. 014 – Coiling Doors and Grilles
 - Bid Package No. 015 – Glass, Glazing & Storefront
 - Bid Package No. 016 – Drywall, Insulation & Rough Carp.
 - Bid Package No. 017 – Flooring
 - Bid Package No. 018 – Acoustical Ceilings
 - Bid Package No. 019 - Painting
 - Bid Package No. 020 – Operable Partitions
 - Bid Package No. 021A – General Trades
 - Bid Package No. 021B – Lockers
 - Bid Package No. 021C – Signage
 - Bid Package No. 022 – Kitchen Equipment
 - Bid Package No. 023 – Fire Suppression
 - Bid Package No. 024 – Plumbing
 - Bid Package No. 025 – HVAC
 - Bid Package No. 026 – Electrical
6. Preliminary Project Schedule
7. Project / Contract Drawing List
8. Construction Manager's Safety & Health Manual