

CALENDAR HOUSE BUILDING COMMITTEE

February 8, 2017

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 (arrives 4:47 p.m.), Mark Sciota, Paul Shupenko, Ralph Warner.

Also in attendance:

Robert Verderame ~ Executive Director

Al Kalvaitis, Derek Kohl ~ BL

Erica Millard, Bill Culviner, Simon Etzel, Michael Newton ~ KBE

A quorum was determined.

Mr. Champagne stated the town manager has instituted a parking ban starting at midnight through 10:00 a.m. Friday morning.

3. Acceptance of Minutes

Upon a motion made and seconded, minutes of the January 18, 2017 meeting were approved unanimously on voice vote.

4. Update from Architect ~ BL

Mr. Kalvaitis stated he will let the numbers speak for themselves.

5. Update from Construction Manager ~ KBE

Ms. Millard stated permit drawings have been dropped off. She stated looking at overall project costs and a budget of \$9.4 million, the project currently is under budget by \$400,000. She stated they have not brought all bidders in scope reviews and they had an issue with two subs and one retracted their bid. She stated 122 bids were received, twenty were emailed which could not be accepted. She reviewed the handout of Probable Project Costs. She stated those highlighted in yellow KBE would recommend for rebid either for lack of bidders or due to having only one bidder. For those highlighted in orange they did not receive three bidders but had some submitted through email. She stated those that were emailed were higher and there is no benefit to put out to rebid, they recommend going with the bidder listed. Mr. Sciota asked if the state requires three bidders for the grant? Ms. Millard stated they published and solicited bids and will go back and read CHRO to be sure. Ms. Millard next asked when the committee intends to make a decision regarding the Alternates. Mr. Sciota stated it is very seldom done at this point as FFE and Technology packages have not been received. The committee will discuss prioritizing the list at its next meeting.

Motion to rebid packages for Siding, Joint Protection, Metal Doors and Frames, Entrances and Storefronts, seconded and voted unanimously on voice vote.

Mr. Sciota asked when packages for FFE and Technology would go out. Mr. Kalvaitis stated he would like to do that ASAP. He suggested Executive Session at the next meeting to have a full discussion. Mr. Sciota stated he is hoping to go to the February 27 town council meeting with lots of recommendations. He stated it will not be necessary to have KBE at the next meeting.

6. Update from Executive Director

None

Mr. Champagne stated during public communications at the last meeting it may have come across that we were being adversarial and apologized as that is not how we are trying to be. There was lots of tension to get the bids out and until they came in, we just didn't know where we stood with the numbers.

7. Public Communications

None

8. Approval of Invoices

Motion made to approve invoices, seconded and approved unanimously on voice vote.

9. Any other business to come before the Committee

Next meeting will be on February 15th at 4:30 p.m. Executive Session will be added to the agenda. KBE will not be in attendance.

Mr. Sciota stated they had a massive bid opening, almost as big as the middle schools and everything went very smoothly. He thanked Lara at the town managers office and the KBE team for doing an excellent job.

10. Adjournment

Upon a motion made and seconded and voted unanimously on voice vote, meeting adjourned at 4:51 p.m.

Submitted,

Paul Champagne
Chairman

Opinion of Probable Project Costs

	<u>8-Feb</u>	<u>21-Dec</u>
* Construction Cost	\$ 7,271,294	\$ 7,709,510
Arch Fees	\$ 318,000	\$ 318,000
Grant for Design Fee Reimbursement	\$ (100,000)	\$ (100,000)
* CM Fee	\$ 178,147	\$ 188,883
CM Preconstruction Fee	\$ 81,330	\$ 81,330
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	\$ 8,542,018	\$ 8,990,970
Owner Contingency (5%)	\$ 427,101	\$ 449,549
TOTAL	\$ 8,969,119	\$ 9,440,519

** Final GMP will include overall cost of the work, plus CM Fee*

KBE BUILDING CORPORATION

Bid Package	CSI #	Item	PROBABLE COST	Low Sub-Contractor Bid	Delta \$	Total Bid	# of Bids
0	7200	CM TEMPORARY SITE SERVICES	\$ 143,470	\$ 143,470	\$0	\$ 143,470	
1	24116	DEMOLITION - STRUCTURE DEMOLITION	\$ 108,621	\$ 126,500	\$17,879	\$ 126,500	6
5	33000	CAST-IN-PLACE CONCRETE	\$ 276,037	\$ 282,000	\$5,963	\$ 282,000	2
6	42200	MASONRY - CONCRETE UNIT MASONRY	\$ 83,103	\$ 133,389	\$50,286	\$ 133,389	6
7	51200	STRUCTURAL STEEL FRAMING	\$ 474,971	\$ 296,780	(\$178,191)	\$ 296,780	4
8	62200	MILLWORK	\$ 91,129	\$ 94,500	\$3,371	\$ 94,500	5
10	74646	SIDING - ALLOWANCE	\$ 135,254	\$ 175,000	\$39,746	\$ 175,000	0
9	75000	ROOFING - MEMBRANE	\$ 340,734	\$ 407,000	\$66,266	\$ 407,000	8
11	79000	JOINT PROTECTION	\$ 21,415	\$ 25,600	\$4,185	\$ 25,600	1
12	81100	METAL DOORS AND FRAMES	\$ 66,600	\$ 87,800	\$21,200	\$ 87,800	1
14	84100	ENTRANCES AND STOREFRONTS	\$ 59,897	\$ 74,800	\$14,903	\$ 74,800	1
13	85200	WOOD WINDOWS	\$ 34,831	\$ 50,900	\$16,069	\$ 50,900	2
15	92116	GYPSUM BOARD ASSEMBLIES	\$ 698,926	\$ 996,800	\$297,874	\$ 996,800	3
16	93013	FLOORING	\$ 255,194	\$ 253,374	(\$1,820)	\$ 253,374	2
17	95100	ACOUSTICAL CEILINGS	\$ 65,500	\$ 65,733	\$233	\$ 65,733	6
18	99100	PAINTING	\$ 78,404	\$ 39,750	(\$38,654)	\$ 39,750	7
20A	102113	GENERAL TRADES	\$ 42,475	\$ 38,020	(\$4,455)	\$ 38,020	4
20B	105100	LOCKERS	\$ 9,100	\$ 12,471	\$3,371	\$ 12,472	3
20C	104400	INTERIOR SIGNAGE	\$ 11,671	\$ 20,113	\$8,442	\$ 20,113	3
19	108000	OPERABLE PARTITIONS	\$ 39,280	\$ 35,749	(\$3,531)	\$ 35,749	4
21	114000	KITCHEN EQUIPMENT	\$ 63,696	\$ 56,998	(\$6,698)	\$ 56,998	3
22	211313	SPRINKLERS - WET SYSTEM	\$ 108,210	\$ 77,000	(\$31,210)	\$ 77,000	6
23	220000	PLUMBING	\$ 384,999	\$ 297,198	(\$87,801)	\$ 297,198	7
24	230000	HVAC	\$ 568,570	\$ 382,885	(\$185,685)	\$ 382,885	10
25	260000	ELECTRICAL	\$ 798,051	\$ 550,000	(\$248,051)	\$ 550,000	7
2	312300	EXCAVATION AND FILL	\$ 1,227,600	\$ 1,052,000	(\$175,600)	\$ 1,052,000	7
3	323100	FENCES AND GATES	\$ 28,235	\$ 23,450	(\$4,785)	\$ 23,450	2
4	329000	PLANTING	\$ 70,063	\$ 77,568	\$7,505	\$ 77,568	12
		SUBTOTAL	\$ 6,286,036	\$ 5,876,848	\$ (409,188)	\$ 5,876,851	122
		DESIGN / ESTIMATING CONTINGENCY				\$ 788,271	
		CM STAFF AND SUPPORT				\$ 88,153	
		SUBCONTRACTOR DEFAULT INSURANCE					
		PRECONSTRUCTION					
					Separate Line Item in Master Budget		
		SUBTOTAL				\$ 6,753,275	
		CONSTRUCTION CONTINGENCY				\$ 337,664	
		CM INSURANCE				\$ 99,983	
		BUILDERS RISK INSURANCE				\$ 8,462	
		BUILDERS RISK INSURANCE				\$ 71,910	
		CM P&P BONDS					
		SUBTOTAL	\$ 7,709,510		\$ (438,216)	\$ 7,271,294	
		FEE				\$ 178,147	
		TOTAL - COST OF THE WORK PLUS FEE				\$ 7,449,441	

ALTERNATES

Southington Senior Center
2/22/2017

Alternate #	ALTERNATE Description	ADD or DEDUCT	Alternate Price	Alternate Terms
1	Skylights Provide Tubular Day-lighting Devices (Skylights) as indicated on Drawing A1.04. Specification Section 08 62 50, and associated details and requirements.	ADD	\$ 68,709	
2	Rooftop Equipment Screen Provide Rooftop Equipment Screen as indicated on Drawing A1.04, Details 1 & 2 on Drawing A13.01, and associated details and requirements.	ADD	\$ 33,408	
3	Enclose Bus Portico Provide solid wall enclosures at Bus Portico, as indicated on Details 4 to 8 (inclusive) on Drawing 13.01, and associated details and requirements. Note that this alternate will require the reconfiguration of the building foundation wall.	ADD	TBD	
4	S/S Metal Roof at Bus Drop-Off Provide a standing seam metal roof above the Bus Drop-off area, as indicated on Details 1, 2 and 3 on Drawing A13.02, Specification Section 07 41 13, and associated details and requirements. (Asphalt Shingle is Base Bid)	ADD	\$ 34,522	

ALTERNATES

Southington Senior Center
2/22/2017

Alternate #	ALTERNATE Description	ADD or DEDUCT	Alternate Price	Alternate Terms
5	Higher NRC Acoustical Ceiling Tiles Provide a higher NRC rating on acoustical ceiling tile material, as indicated in Specification Section 09 51 00 and associated requirements.	ADD	\$ 10,468	
6	Upgrade to Stone Masonry Replace specified Simulated Stone Veneer (Specification Section 04 42 00) with Stone Masonry (Specification Section 04 43 00).	ADD	\$ 30,872	
7	Add Light Fixture Type S Furnish and install light fixture Type 'S' as indicated on Drawing E2.01A and E5.02.	ADD	\$ 39,533	
8	Downgrade Roof Assembly to EPDM Replace specified Modified Roof Membrane (Specification Section 07 55 00) with EPDM Roof Membrane (Specification Section 07 56 00).	DEDUCT	\$ (11,700)	

ALTERNATES

Southington Senior Center
2/22/2017

Alternate #	ALTERNATE Description	ADD or DEDUCT	Alternate Price	Alternate Terms
9	Replace Existing Curbing	ADD	\$ 4,232	
	Remove and replace existing bituminous curbing as noted on Drawing GD-1.			
		TOTAL	\$ 210,043	