

CALENDAR HOUSE BUILDING COMMITTEE

March 22, 2017

Minutes

PAUL CHAMPAGNE, CHAIRMAN, called the meeting to order at 4:31 p.m. at the Calendar House, 388 Pleasant Street, Southington, CT with the following members in attendance: Mark Lovely, Severino Bovino, Mike Fortier, Mark Sciota, Paul Shupenko, Ralph Warner.

Also in attendance:

Bob Verderame ~ Executive Director

Mike Newton, Ricardo Anderson ~ KBE

Al Kalvaitis ~ BL

A quorum was determined.

3. Acceptance of Minutes

Upon a motion made and seconded, minutes of the February 22, 2017 meeting were approved unanimously on voice vote.

4. Report from Architect

Mr. Kalvaitis reported that the building department had two items of concern which have been addressed and the documents they requested have been sent to them.

5. Report from Construction Manager

Mr. Newton introduced Ricardo Anderson to the committee, he will be the construction superintendent on site. Mr. Newton stated construction fencing has been put up, the trailer is on site and the two signs required are up. The electrician will be disconnecting power to the shed which will be demolished in the next day or two. A few minor comments have been addressed with the building department. He is waiting for a response from the fire marshal and should have the permit by the end of the week. Silk fencing will go up tomorrow. He stated they received a decent response on the siding and flooring bids, they will meet with low bidders and let the committee know how it turns out.

Mr. Newton presented the following bid packages for committee approval to go to the Town Council on Monday:

#1 Selective Demolition & Abatement ~ Northeastern Engineering & Contracting, \$126,500

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

#3 Fencing ~ Hastie Fence, \$23,450 ~ low bidder

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

#4 Landscaping ~ FEB Companies, \$81,000 ~ not the lowest bidder but the low bidder was disqualified

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

#6 Masonry ~ Ronnie Demeo Construction, \$133,389 ~ not the lowest bidder but the low bidder backed out.

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

#8 Architectural Woodwork ~ National Cabinet & Millwork Installation, \$94,500 ~ low bidder

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

#9 Roofing ~ Greenwood Industries, \$407,000 ~ low bidder

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

#11 Joint Sealants ~ Daniels Caulking, \$24,600 ~ low bidder

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

**#12 Metals Doors, Frames & Hardware ~ Builders Hardware, \$55,600 ~ low bidder
Motion to approve, seconded and approved unanimously on voice vote.**

**#13 Wood Windows ~ Oxford Lumber, \$50,901 ~ low bidder
Motion to approve, seconded and approved unanimously on voice vote.**

**#14 Glass, Glazing & Storefront ~ JBR Glass & Construction, \$40,153 ~ low bidder
Motion to approve, seconded and approved unanimously on voice vote.**

**#17 Acoustical Ceilings ~ Central CT Acoustics, \$65,733 ~ low bidder
Motion to approve, seconded and approved unanimously on voice vote.**

**#18 Painting ~ Southington Painting, \$52,928
Motion to approve, seconded and approved unanimously on voice vote.**

**#19 Operable Partitions ~ Corbin-Hufcor, Inc., \$35,749 ~ low bidder
Motion to approve, seconded and approved unanimously on voice vote.**

**#20A General Trades ~ Construction Specialties of New England, \$38,260 ~ not lowest bidder, low bidder disqualified
Motion to approve, seconded and approved unanimously on voice vote.**

**#20B Lockers ~ One-Call Facility Services, \$12,472 ~ low bidder
Motion to approve, seconded and approved unanimously on voice vote.**

**#20C Interior Signage ~ Sign Pro, Inc., \$20,113 ~ not lowest bidder, low bidder did not include luminescent exits
Motion to approve, seconded and approved unanimously on voice vote.**

**#21 Kitchen Equipment ~ Singer Equipment, \$56,998 ~ low bidder
Motion to approve, seconded and approved unanimously on voice vote.**

**#22 Fire Suppression ~ HSS Mechanical Contractors, \$77,000 ~ tied for low bid, other bidder did not complete bid
Motion to approve, seconded and approved unanimously on voice vote.**

**#23 Plumbing ~ Eastern Energy Services, \$347,250 ~ not lowest bidder, low bidder pulled bid
Motion to approve, seconded and approved unanimously on voice vote.**

#24 HVAC ~ Performance Plumbing & Heating, \$422,000 ~ not lowest bidder, low bidder pulled bid
Mr. Sciota stated the second lowest bidder was SavMore from Southington. The town has a preferred bidder ordinance which states if the bidder is a local contractor and within 5% of lowest bidder it can match it. However, the \$5 million dollar grant received from the State of CT prohibits this. He called to confirm this afternoon.
Motion to approve, seconded and approved unanimously on voice vote.

Mr. Warner asked if there was any recourse for people who bid and did not get selected. Mr. Sciota stated after the Town Council approves the bids, anybody has a right to make a claim. However, our bid documents were very specific and if contractors did not complete them properly they were disqualified. He stated based on the volume of bids KBE received, only a few did not complete them correctly.

Mr. Champagne asked Mr. Anderson to give the committee a snapshot of himself. Mr. Anderson stated he has been with KBE for 11 years, his last project was a Walgreens, a Cumberland Farms and an area high school. Mr. Sciota requested that, for security purposes, building committee members have IDs when coming on construction areas. He will ask the fire department to do photo IDs for the committee. Hard hats are required on site and anyone that comes must report to the trailer first. He also stated on past town building projects, weekly construction meetings with subcontractors were

open to include building committee members. Mr. Anderson stated he will have a schedule by next week and building committee members are welcome to attend.

6. Report from Executive Director

Mr. Verderame stated he met with Mr. Pepe, the principal of DePaolo Middle School and reviewed the situation of parents using the parking lot for pick up and drop offs. He stated the Hobart St. entrance has now been blocked off. He stated they have a good system at the school and if parents follow Mr. Pepe's lead, they will be fine. No one should be in or around the Hobart or Pleasant Street side. Mr. Verderame stated he met with Mike Newton and Ricky Anderson this morning and communication is very good. Calendar House buses will be moved to Aszkars garage. Mr. Sciota stated when the house across the street comes down in April the buses can be parked there. Mr. Verderame stated they will start shuttling members from Grace Church. Members can call ahead of time and let him know what time they will need to be picked up. Classes at the Calendar House end in three weeks.

7. Public Communication

Jeff Driscoll, 663 Ledgeview Court, Southington ~ thanked the Chairman for working with them regarding parking at the church.

MaryAnn Nessel, 10 North Road, Southington, CT ~ asked if the shuttle service was publicized to let people know? Mr. Verderame stated it is on the website and was printed last month and this month. It should have been out earlier but wasn't.

Mark White, 396 Mulberry Street, Southington, CT ~ stated he is chairman of the senior citizen commission and it is great we've got to this point. One thing that bothered him was the fence line on the drawing was changed and if we can't work to the drawing we have problems. We need to keep our eyes on it and stay to the drawing. Mr. Verderame stated he and Mr. Anderson had met about the change previously and had Mr. White come to him first rather than going out with his map yelling, he would have told him what the circumstances were for the change. The change added more parking spaces and enabled them to keep the mailbox. Mr. White asked if membership will be able to attend the weekly construction meetings? Mr. Sciota stated these are KBE meetings with subcontractors, not town of Southington meetings and are never open to the public. Mr. White stated the association feels limited with their input. Mr. Sciota stated Mr. Shupenko is a member of the Calendar House and a member of the building committee and is able to attend these weekly meetings. However, there will be things he can share and things he's not allowed to share from these meetings regarding issues or negotiations with subcontractors.

Carol Brown, 548 Hobart Street, Southington, CT ~ asked what time the building is coming down tomorrow? Mr. Anderson stated it will be tomorrow or the next day and he will personally let her know.

8. Approval of Invoices

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

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 5:19 p.m.

Submitted,

Paul Champagne
Chairman

Opinion of Probable Project Costs

	<u>22-Mar</u>
* Construction Cost	\$ 7,426,190
Arch Fees	\$ 318,000
Grant for Design Fee Reimbursement	\$ (100,000)
* CM Fee	\$ 181,942
CM Preconstruction Fee	\$ 81,330
Town Admin Costs	\$ 142,247
FF&E	\$ 200,000
Relocation	\$ 33,000
Utility Fees	\$ 11,000
Telecommunications	\$ 407,000
SUBTOTAL	\$ 8,700,709
 Owner Contingency (5%)	 \$ 435,035
TOTAL	\$ 9,135,745

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

RBE BUILDING CORPORATION

Bid Package	Item	PROBABLE COST	Low Sub-Contractor Bid	Delta \$	Sub-Contractor Name	Total Bid	Comments	# of Bids
0	CM TEMPORARY SITE SERVICES	\$ 143,470	\$ 143,470	\$ 0	RBE BUILDING CORPORATION	\$ 143,470		
	ALLOWANCE - WEATHER CONDITIONS	\$ -	\$ 20,000	\$ 20,000		\$ 20,000		
1	Selective Demolition & Abatement	\$ 108,621	\$ 126,500	\$ 17,879	Northwestern Engineering & Contracting Co.	\$ 126,500		
5	Cast-in-Place Concrete	\$ 276,097	\$ 282,000	\$ 5,903	MITFORD INDUSTRIES, INC.	\$ 282,000		
	ALLOWANCE - MOISTURE MITIGATION CONC ADDITIVE	\$ -	\$ 15,000	\$ 15,000		\$ 15,000		
6	Masonry	\$ 83,103	\$ 133,389	\$ 50,286	RONNIE DEMCO CONSTRUCTION INC.	\$ 133,389		
7	Structural Steel & Misc. Metals	\$ 474,971	\$ 296,780	\$ (178,191)	RTX ASSOCIATES, LLC	\$ 296,780		
8	Architectural Woodwork	\$ 91,128	\$ 94,500	\$ 3,371	NATIONAL CABINET AND MILLWORK INSTALLATION, LLC	\$ 94,500		
	ALLOWANCE - CLOTHES ROD SHELF DETAIL 4/11.02	\$ -	\$ 3,000	\$ 3,000		\$ 3,000		
10	SIDING - ALLOWANCE	\$ 175,000	\$ -	\$ (175,000)	ELITE CONSTRUCTION	\$ 175,000	Bids Received, Pending Scope	0
9	Roofing	\$ 340,734	\$ 407,000	\$ 66,266	GREENWOOD INDUSTRIES, INC.	\$ 407,000		
11	Joint Sealants	\$ 21,413	\$ 24,600	\$ 3,185	DANIELS CAULKING	\$ 24,600		
12	Hollow MH Dis-Frames - Wood Doors-Hardware	\$ 66,600	\$ 55,600	\$ (11,000)	BUILDERS HARDWARE	\$ 55,600		
14	Glass Glazing & Storefront	\$ 39,897	\$ 40,153	\$ (256)	BBR GLASS & CONSTRUCTION, LLC	\$ 40,153		
13	Wood Windows	\$ 34,831	\$ 50,900	\$ 16,069	OXFORD LUMBER	\$ 50,901		
15	Drywall, Insulation & Rough Carpentry	\$ 696,928	\$ 996,800	\$ 299,872	J&A DRYWALL & Acoustics, Inc.	\$ 996,800		
16	FLOORING - ALLOWANCE	\$ 310,000	\$ -	\$ (310,000)	SPECTRUM	\$ 310,000	Bids Received, Pending Scope	4
17	Acoustical Ceilings	\$ 65,500	\$ 65,733	\$ 233	CENTRAL CONN ACOUSTICS, INC.	\$ 65,733		
18	Painting	\$ 78,404	\$ 52,928	\$ (25,477)	SOUTHINGTON PAINTING COMPANY, LLC	\$ 52,928		
20A	General Trades	\$ 42,475	\$ 38,260	\$ (4,215)	CONSTRUCTION SPECIALTIES OF NEW ENGLAND	\$ 38,260		
20B	Lockers	\$ 9,100	\$ 12,471	\$ 3,371	SMI ONE CALL FACILITY SERVICES	\$ 12,472		
20C	Interior Signage	\$ 11,671	\$ 20,113	\$ 8,442	SIGN PRO, INC.	\$ 20,113		
19	Operable Partitions	\$ 39,280	\$ 35,749	\$ (3,531)	CORBIN-HUFOR, INC.	\$ 35,749		
21	Kitchen Equipment	\$ 63,696	\$ 56,998	\$ (6,698)	SINGER EQUIPMENT COMPANY	\$ 56,998		
22	Fire Suppression	\$ 108,210	\$ 77,000	\$ (31,210)	HSS MECHANICAL CONTRACTORS	\$ 77,000		
23	Plumbing	\$ 384,399	\$ 347,250	\$ (37,149)	EASTERN ENERGY SERVICES, LLC	\$ 347,250		
24	HVAC	\$ 568,570	\$ 422,800	\$ (145,770)	PERFORMANCE PLUMBING & HEATING	\$ 422,800		
25	Electrical	\$ 798,051	\$ 550,000	\$ (248,051)	AB&S ELECTRICAL SERVICES	\$ 550,000		
2	Stework	\$ 1,227,600	\$ 1,052,000	\$ (175,600)	TABACCO AND SON BUILDERS, INC.	\$ 1,052,000		
3	Fencing	\$ 28,235	\$ 23,450	\$ (4,785)	GB WASTE FENCE	\$ 23,450		
4	Landscaping	\$ 70,063	\$ 81,000	\$ 10,937	FEB COMPANIES	\$ 81,000		
	SUBTOTAL	\$ 6,380,588	\$ 5,524,643	\$ (855,945)		\$ 6,009,646		12/6
	DESIGN / ESTIMATING CONTINGENCY	\$ -	\$ -	\$ -	Separate Line in Master Budget	\$ -		0.00%
	CM STAFF AND SUPPORT	\$ -	\$ -	\$ -		\$ 788,271		12.90%
	SUBCONTRACTOR DEFAULT INSURANCE	\$ -	\$ -	\$ -		\$ 101,969		1.50%
	PRECONSTRUCTION	\$ -	\$ -	\$ -	Separate Line in Master Budget	\$ -		0.00%
	SUBTOTAL	\$ -	\$ -	\$ -		\$ 6,899,886		
	CONSTRUCTION CONTINGENCY	\$ -	\$ -	\$ -		\$ 344,994		5.00%
	CM INSURANCE	\$ -	\$ -	\$ -		\$ 102,153		1.41%
	BUILDERS RISK INSURANCE	\$ -	\$ -	\$ -		\$ 5,631		
	CM P&P BONDS	\$ -	\$ -	\$ -		\$ 73,527		1.00%
	SUBTOTAL	\$ 7,709,510	\$ -	\$ (7,709,510)		\$ 7,416,190		
	FF&E	\$ -	\$ -	\$ -		\$ 181,942		2.45%
	TOTAL - COST OF THE WORK PLUS FEE	\$ -	\$ -	\$ -		\$ 7,608,132		