

DISTRICTWIDE LAVATORY IMPROVEMENT SUBCOMMITTEE – Minutes
Friday, April 28, 2017 Meeting
8:30 AM – Humiston School, 30 Spring Street, Cheshire

Members Present: Art Crooker (Chairman)
Richard Clavet
Additional Present: George Noewatne, Director of Public Works and Engineering
Vin Masciana, Chief Operating Officer-Cheshire Public Schools
Ryan Haley, Silver/Petrucci + Associates

The meeting was called to order at 8:30 AM. A quorum was determined to be present.

Ryan distributed the attached packet with a schedule of values for the lowest three contractors, revised Silver/Petrucci estimate, budget update. The committee reviewed the bids and budget.

The project requires \$74,173.52 in additional funding, which could trigger referendum.

The committee feels the high costs may be due, in part or full, to the bid timing. Bidding over the winter of 2017-2018 should reduce costs.

The unimproved bathrooms are serviceable and will remain functional for another year.

MOTION by Mr. Clavet, seconded by Mr. Crooker, to postpone the project until the summer of 2018 due to the assumed bid premium. Motion carried unanimously.

MOTION to adjourn by Richard Clavet, seconded by Art Crooker. The meeting was adjourned at 9:10 AM.

Respectfully submitted,



George Noewatne, Director of Public Works and Engineering

Norton Elementary School

Revised

April 28, 2017

Toilet Renovations - Summer 2017 414 North Brooksvale Road Cheshire, CT

Opinion of Probable Construction Costs:

Toilet Rooms 154, 155, 183, 183A, 184, 226, 227



SILVER/PETRUCELLI + ASSOCIATES
Architects / Engineers / Interior Designers

3190 Whitney Avenue, Hamden, CT 06518
Tel: 203 230 9007 Fax: 203 230 8247
www.silverpetrucci.com

AREA	TASK		ESTIMATED COST (Orig)	ESTIMATED COST (Res)	MUNGER BID VALUE	VARIATION FROM EST.	VARIATION %
1	General Conditions	10%	\$0	\$29,050	\$23,437	-\$5,613	-19.3%
1	GC Overhead & Profit	5%	\$0	\$14,525	\$0	-\$14,525	-100.0%
1	Bonds & Insurance	2%	\$0	\$5,810	\$10,563	\$4,753	81.8%
1	Environmental Abatement		\$8,000	\$8,000	\$5,292	-\$2,708	-33.9%
1	Demolition		\$30,000	\$30,000	\$36,934	\$6,934	23.1%
1	Walls, Tiling & Finishes		\$50,000	\$50,000	\$75,921	\$25,921	51.8%
1	CMU Walls/Masonry/Concrete		\$0	\$3,500	\$29,090	\$25,590	731.1%
1	Doors Frames & Hardware		\$15,000	\$15,000	\$11,389	-\$3,611	-24.1%
1	Suspended Ceilings		\$10,000	\$10,000	\$6,284	-\$3,716	-37.2%
1	Toilet Partitions & Hardware		\$25,000	\$25,000	\$20,868	-\$4,132	-16.5%
1	Toilet Accessories		\$10,000	\$10,000	\$6,172	-\$3,828	-38.3%
1	Aluminum Windows (added sills & testing)		\$6,000	\$12,000	\$16,858	\$4,858	40.5%
1	Mechanical		\$30,000	\$30,000	\$33,358	\$3,358	11.2%
1	Plumbing		\$65,000	\$65,000	\$76,379	\$11,379	17.5%
1	Electrical		\$32,000	\$32,000	\$28,797	-\$3,203	-10.0%

CONSTRUCTION TOTAL	\$281,000	\$339,885	\$381,342	\$41,457	12.2%
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A/E CONSTRUCTION DESIGN, BID & CA	\$33,600	\$29,925	\$0
ENVIRONMENTAL TEST & DESIGN	\$0	\$0	\$0
CAMERA SCOPING	\$0	\$0	\$0
BID PRINTING & LEGAL NOTICES	\$2,000	\$2,000	\$0
DESIGN / CONSTRUCTION CONTINGENCY (10%)	\$28,100	\$33,989	\$38,134

SOFT COST TOTAL	\$63,700	\$65,914	\$38,134
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FIXTURES, FURNITURE & EQUIP.	\$0	\$0
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TOTAL PROJECT COST	\$344,700	\$405,799	\$419,476
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EXCLUDES FINANCING COSTS

EXCLUDES ANY ENVIRONMENTAL SITE HAZARDS

EXCLUDES ALL OFF SITE DEVELOPMENT INCLUDING UTILITIES

2017 Project Budget: \$375,000

2017 Total Area (SF):	1,208
EST Construction Cost / SF:	\$281.36
BID Construction Cost / SF:	\$315.68
2016 Construction Cost / SF:	\$429

Norton Elementary School

April 28, 2017

Toilet Renovations - Summer 2017
414 North Brooksvale Road, Cheshire, CT
Bid & Budget Evaluation
Toilets 154, 155, 183, 183A, 184, 226, 227



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TOTAL PROJECT APPROPRIATION	\$625,000.00
2015/16 Appropriation	\$250,000.00
2016/17 Appropriation	\$375,000.00
TOTAL EXPENDED 2015 TO DATE	\$249,772.32
TOTAL 2017 DESIGN FEES	\$29,925.00
S/P+A Design+CA Fee	\$29,925.00
REMAINING FUNDS	\$345,302.68
MUNGER CONSTRUCTION BASE BID AMOUNT	\$381,342.00
CONTINGENCY FUNDS (10% OF BASE BID AMOUNT)	\$38,134.20
TOTAL 2017 CONSTRUCTION COST	\$419,476.20
<i>Additional Project Funding Needed</i>	<i>\$74,173.52</i>



PAT MUNGER CONSTRUCTION COMPANY, INC.
750 East Main Street, Suite One
Branford, Connecticut 06405
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April 21, 2017

Ryan Haley
Silver/Petrucelli + Associates
3190 Whitney Avenue, Building #3
Hamden, CT 06518

Re: Norton Elementary School, Cheshire

Schedule of Values

General Conditions	\$ 23,437.00
Performance & Payment Bond	\$ 6,625.00
2 nd Year P&P Bond	\$ 938.00
Special Insurance	\$ 3,000.00
Hazmat	\$ 5,292.00
Demolition	\$ 36,934.00
Concrete	\$ 4,298.00
Masonry	\$ 24,792.00
Millwork	\$ 2,861.00
Roofing	\$ 1,937.00
Joint Sealants	\$ 1,312.00
Doors & Hardware	\$ 11,389.00
Glazing	\$ 13,997.00
Drywall	\$ 9,764.00
Acoustical	\$ 6,284.00
Ceramic Tile/Flooring	\$ 62,428.00
Painting	\$ 1,654.00
Signage	\$ 763.00
Toilet Partitions	\$ 20,868.00
Toilet Accessories	\$ 6,172.00
Fire Protection	\$ 4,520.00
Plumbing	\$ 71,859.00
HVAC	\$ 31,421.00
<u>Electrical</u>	<u>\$ 28,797.00</u>
Total	\$381,342.00



On Time • On Budget • Every Time



Ryan Haley

From: Joe Aresco <joearesco@sbcglobal.net>
Sent: Friday, April 21, 2017 2:30 PM
To: Ryan Haley
Subject: Re: Norton Toilets Bid Results

Here is a quick rough schedule of values:

Bonds/ Insurance \$7,000
General Conditions \$15,000
Demolition \$36,000
Abatement \$5,000
Masonry \$33,000
Roof Work \$5,000
Window Sills \$3,500
Doors and hardware \$15,000
Windows (inc water test) \$14,000
Walls and soffits \$7,000
Ceilings \$6,000
Paint \$5,000
Flooring \$60,000
Toilet Partitions \$21,000
Accessories \$5,000
Signs \$1,500
Sprinkler \$3,000
Plumbing \$72,000
HVAC \$39,000
Electrical \$36,000

Total \$389,000

Hope that helps. Again different people put different work in their own categories but that should be close.

Joe Aresco
President
Aresco Construction Company
175 North Main Street
Middletown, CT 06457

860 - 346 - 6621 Phone
860 - 344 - 8236 Fax

M.A.& M., Inc dba Aresco Construction Company is an
Affirmative Action/Equal Opportunity Employer or AA/EOE

John L. Simpson Co.,Inc.
- GENERAL CONTRACTORS -(SBE)
43 Huntington Rd.
Bridgeport, Connecticut 06608
Tel: (203) 333-0146 Fax: (203) 333-5607

We propose to perform the work described in the Bidding Documents as comprised of the following Schedule of Values which is to equal that of the Base Bid for:

JOB NAME: Cheshire,Norton E.S. **Total Bathrooms**

<u>Description of Work</u>	<u>Schedule of Values</u>	<u>Division Subtotals</u>
1.) <u>General Requirements</u>		
Building Permits	300	
Safety and Miscellaneous	<u>\$ 3,000.00</u>	
Scaffolding Barricades		
Clean-up (Daily & Final)	<u>\$ 6,000.00</u>	
Project Manager -	<u>\$ 12,000.00</u>	
Equipment Rental		
Insurance/Bond		
Miscellaneous	<u>\$ 1,500.00</u>	
Div. 1 - Subtotal		<u>\$ 22,500.00</u>
2.) <u>Abatement</u>	<u>\$ 3,500.00</u>	
Demo plumbing fixtures		
Doors & partitions	<u>\$ 5,800.00</u>	
Ceramic tile	<u>\$ 16,600.00</u>	
Concrete Floor work	<u>\$ 3,000.00</u>	
Suspended ceiling	<u>\$ 2,400.00</u>	
3.)		<u>\$ 31,300.00</u>
Div 3 - Subtotal		<u>\$ -</u>
4.) <u>Masonry</u>	<u>\$ 10,500.00</u>	
Div 4 - Subtotal		<u>\$ 10,500.00</u>
5.) <u>Structual Steel</u>		
Div 5 - Subtotal		<u>\$ -</u>
6.) <u>Rough & Finish Carpentry</u>		
Millwork		
Div. 6 - Subtotal		<u>\$ -</u>
7.) <u>Roofing</u>		
Div.7 - Subtotal		<u>\$ -</u>

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8.)	H.M. Frames & Doors	\$	8,750.00
	Door Labor	\$	4,200.00
	Auto closer	\$	3,800.00
	Div.8 - Subtotal	\$	<u>16,750.00</u>
9.)	Steel framing/Gyp.	\$	9,000.00
	Acoustical Ceilings 620 sf	\$	9,000.00
	Paint/Epoxy	\$	5,000.00
	Flooring 620 sf	\$	25,000.00
	walls 900 sf	\$	24,000.00
	Div. 9 - Subtotal	\$	<u>72,000.00</u>
10.)	Signs	\$	900.00
	Toilet Partitions	\$	19,670.00
	Partitions labor	\$	1,000.00
	Toilet Accessories (Actual Pricing)	\$	4,200.00
	Accessories Labor	\$	4,500.00
	Div. 10 - Subtotal	\$	<u>30,270.00</u>
11.)	Specialties	\$	0.00
	Div. 11 - Subtotal	\$	<u>0.00</u>
15.)	Fire Protection	\$	4,200.00
	Plumbing Fixtures/Piping	\$	52,000.00
	HVAC	\$	30,000.00
	Div. 15 Subtotal	\$	<u>86,200.00</u>
16.)	Electrical Base bid	\$	33,000.00
	Div. 16 Subtotal	\$	<u>33,000.00</u>
	Sub Total:	\$	<u>302,520.00</u>
	Mark Up	\$	72,604.80
	Total:	\$	375,124.80
	bond	\$	9,378.12
	TOTAL:	\$	<u>384,502.92</u>

Bid #1617-24	2017 Norton Toilet Renovations	Add wood blocking	Deduct blocking	Shut off valve
Proposer	Lump sum base bid amount	Unit	Unit	Unit
John L Simpson Co	410,000	3 ⁵⁰	3 ⁵⁰	350.00
J A ROSA Construction 203-829-3495	419,551	50 ⁰⁰ PLBF	25 ⁰⁰ PLBF	642
M. A. & M Inc CBA Aresco Construction	389,000	2 ⁰⁰ PLBF	150 PLBF	500
SARAZIWO Contractors	400,700	10 ⁰⁰	3 ⁰⁰	600
Pat Mungel Construction	381,342	20 ⁰⁰	15 ⁰⁰	600
A Prete Construction	458,000	2 ⁵⁰	2 ⁵⁰	300
Total Interiors LLC	415,000	7 ⁰⁰	5 ⁰⁰	500
OLYMPUS Construction	543,000	5 ⁵⁰	3 ⁰⁰	650

[Handwritten Signature]

Authorized Signature

4/19/2017

Date

[Handwritten Signature]

4/19/2017

Recording Clerk

Date