



MEETING MINUTES: LINCOLN SCHOOL BUILDING COMMITTEE

Meeting No.: 9
 Date / Location: 05/30/18 @ 5:30 p.m. / Lincoln High School Exhibition Room 1
 Project: Lincoln High School
 Prepared by: Charlie Roberts
 Distribution: Building Committee, Other Attendees, Project File

#	Discussion	Status	Due Date	Action by...
9.1	Call to Order. - J. Almond called the meeting to order at 5:30 p.m.	Record		
9.2	Pledge of Allegiance. – J. Almond led the attendees in reciting the Pledge of Allegiance.	Record		
9.3	Review of Proposed Revised Project Budget.	Record		
	<p>C. Roberts explained that Colliers had reviewed the Total Project Budget, dated 01/26/18, that had been developed for Schematic Design submission, and was proposing a total of (14) line item revisions based upon its review of the project scope, anticipated durations and its historical experience on other projects. The revisions were presented in tabular form with columns showing the impact without and with the OPM fee included. J. Almond explained that the RI State Budget presently under consideration by the Legislature for the next fiscal year includes RIDE paying for the OPM fee. Subject to the budget being approved within the next few weeks, the funding would ultimately be part of the \$ 250 mm school construction bond that will be considered statewide by voters this November. Specific Total Project Budget revisions and the respective line item numbers are as follows:</p> <p>II.B Added \$ 1,729,500 OPM fee under the “with OPM” version. II.C Increased Advertising Expenses by \$ 2,500. II.F Added a new line item <i>Other Administrative Costs</i> at \$ 75,000. II.G Deleted <i>Clerk of the Works</i> at (\$ 360,000); now with OPM. IX.A Added new line item <i>Utility Company Fees</i> at \$ 25,000. IX.B Increased <i>Testing Services</i> to \$ 115,000 from \$ 70,000. IX.E Increased <i>Printing of Bid & Construction Docs</i> to \$ 15,000. IX.I Decreased <i>Commissioning Agent</i> to actual \$ 134,400 cost. IX.J Added <i>Indoor Air Quality Testing</i> at \$ 25,000. IX.K Added <i>Hazardous Materials Monitoring</i> at \$ 90,000. IX.M Added <i>Temporary Electric (Usage Charges)</i> at \$ 20,000 to reimburse the High School's operating budget for electric usage during construction that cannot be separately metered. Reimbursement would be based upon prior year's monthly usage charges without construction. IX.O Added <i>Temporary Water (Usage Charges)</i> at \$ 5,000 for reasons similar to line IX.M, above. IX.P Added <i>Consultant Reimbursable Expenses</i> at \$ 100,000. IX.Q Added <i>Bond Origination/Interest Costs</i>. Town Finance Director is presently determining the cost of this item.</p> <p>Summary: The net total of the above revisions represents a (\$ 3,100) change to the previous budget developed at Schematic Design under the “without OPM fee” scenario whereby RIDE would pay for the latter.</p>			

9.3.a.	Vote to Accept Proposed Project Budget Revisions.	Record		
	Motion made by M.A. Roll, seconded by J. Almond and voted unanimously by those members in attendance to accept the proposed Project Budget revisions.			
9.4	Review of Design Development Construction Estimate Reconciliation.	Record		
	<p>C. Roberts went on to explain that with the approved revisions to the Project Budget, the total amount available for Construction is therefore \$ 52,825,100. Reserving roughly 5%, or \$ 2,519,520, of this amount as a Construction Contingency for the Building Committee's exclusive use in funding potential Change Orders that may occur, the maximum available funds for the future GMP would be \$ 50,305,580. After extensive reconciliation efforts over the past month, the two estimates based upon the scope of work represented by the Design Development-level documents was significantly higher than that amount: Daedalus' GMP estimate = \$ 53,137,504 Gilbane's GMP estimate = \$ 55,447,805</p> <p>After extensive review, the Project Team developed a listing of multiple value engineering options and two budget transfers for the Committee's consideration in an effort to bring the Construction GMP cost back in line with the budget. A number of the v.e. options were listed either singly, or grouped, as bid Alternates and could be added back into the Project if the actual bids received proved to be more favorable than presently estimated. In response to a Committee member's question, it was noted by J. Seeley that the Alternate numbers are strictly for designation purposes and do not represent any order of ranking or priority. The Committee will be able to revisit the Alternates when bids are received. Using a conservative budgeting strategy, it was explained that the v.e. items listed under <i>Budget Scenario # 2</i>, using Gilbane's values, would be presented for consideration & approval.</p> <ul style="list-style-type: none"> • <u>VE # GEN-4 Reduce Schedule by 5-6 Months</u> After review and consolidation of work activities, the Project team has been able to reduce the schedule to three phases. Savings accrue from Gilbane's General Conditions and General Requirements. • <u>VE # GEN-9 Add Fire Protection in Admin Wing</u> The Albion Fire Dept. will require that sprinklers be installed if the wing is not renovated by the end of the Project. Since the area will be used as swing space throughout the Project, C. Roberts suggested that a final determination on renovating for Admin use be made within the next year and that the proceeds from the disposition of the existing Admin building could help offset the reno cost. M.A. Roll corrected that the building is owned by the Town and not the School Department therefore it would be the Town's responsibility. After a discussion between M.A. Roll and J. Almond, the consensus was that both the Town and School Department will need to work on moving this forward over the next year. • <u>VE # GEN-10 Chapter 34 Fire Walls & Doors</u> J. Seeley explained that this was an add resulting from a successful variance hearing before the R.I. State Building Code Commission. While the Commission could have required smaller compartmental areas resulting in a higher cost, it did grant a partial dispensation which reduced the cost to that being presented. • Anne Fontaine explained the remaining items to the group: • <u>VE # B10-4 Delete Concrete Pads at (13) RTU's - Alternate # 1</u> A.Russo expressed concern over the impact of sound transmission if this item were accepted. A. Fontaine explained that SMMA's acoustical consultants were reviewing an alternate method of 			

isolating equipment noise. Gilbane concurred that less costly methods are available.

- VE # B20-3 Smaller Punched Windows vs. CW
Using projected images, A. Fontaine explained this option.
- VE # B20-4 Delete Roof Mechanical Screen
This is an architectural element that would shield the rooftop units from view, primarily along the west (Library side) elevation.
- VE # B20-5 Delete Composite Panels Under Canopy
The underside or ceiling of the canopy would be clad with a less costly material.
- VE # B20-6 Delete Masonry Repairs – Alternate # 2
This item generated extensive discussion with M. Babbitt asking if the present scope of masonry repairs had been carried in the Schematic Design estimate – it was not, a lesser quantity of repointing had been carried but subsequent inspection had shown that isolated repairs up to including fully rebuilding limited sections of wall were required. Most of the repairs are for the 1963 wing and appear to be the result of missing weep holes at the base of walls, no significant drainage cavity between the brick veneer and cmu back-up and lack of control joints along larger expanses of wall. A. Milazzo asked if the Gym's exterior walls would be repaired prior to interior renovations as the RI Interlocal Trust has indicated that it would not reimburse for further interior damage resulting from water infiltrating the exterior walls. The Committee requested if there was a break-out price for just the Gym repairs. Gilbane responded that it did not have that value immediately at hand; SMMA and Gilbane will review and respond. In the end, the Committee's consensus was that the cost of the Gym repairs should be broken out and excluded from this value engineering item due to the immediate necessity of repairing the Gym's walls.
- VE # B20-7 Leave Unit Heater Grilles in Place
After further consideration, the Project team felt that removing the grilles and attempting to match the appearance of the surrounding aged masonry would be problematic. The walls behind the non-functional grilles would be fully insulated.
- VE # C10-1 Salvage (32) Lockers from the 1970 Wing – Alt. # 3
These lockers are in very good shape and could be reused.
- VE # C10-2 Delete Sidelights at Doors, Replace with 6" Vision.
- VE # C10-3 Replace Interior Glazing with Studs & Gypsum
- VE # C10-4 Reduce Gypsum Ceilings (everywhere)
Substitute acoustical ceiling files instead.
- The following interior finish items were grouped as Alternate # 4
- VE # C10-5 Revise Media Center & Dining Ceilings to 2'x'2.
- VE # C30-1 Install VCT vs. Porcelain Tile at Lobby & Ramp.
- VE # C30-1a Install VCT vs. Linoleum in Dining Commons.
- VE # C30-2 Install Epoxy Flooring vs. Ceramic Tile in Bathrooms.
- VE # C30-3 Use 2'x'4' Acoustical Tiles vs. 2'x'2'
- VE # C30-4 Tile Bathroom Wet Walls to 5' High
Versus tiling all bathroom walls to full height. (end of Alternate # 4)
- VE # C10-8 Delete New Double Door at Auditorium Entrance
- VE # C10-9 Reuse Existing Doors in 1996 Addition
In response to M. Babbitt's question, A. Fontaine responded that this item including reusing the door hardware.
- VE # C20-1 Add Handrail vs. Handrail & Guardrail
Involves modifying existing to make handrail Code-compliant vs. full replacement of existing.
- The following were grouped into Alternate # 5:
- VE # C30-5a Auditorium > Reuse Sound & Lighting
- VE # C30-5d Auditorium > Reuse Seating
- VE # C30-5e Auditorium > Delete Equipment Allowance
(end of Alternate # 5)

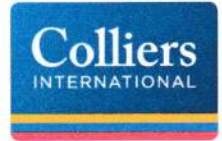
<ul style="list-style-type: none"> • <u>VE # D20-2 Use Polypropylene Piping for Domestic Water</u> Versus copper piping. • <u>VE # D20-6 Reduce Quantity of Lab Sinks</u> Design Development estimate carried more sinks than required. • <u>VE # D30-7 Use H&V Units in Locker Rooms vs. ERU's</u>, Substituting local heating and ventilating units directly in the locker rooms vs. roof-mounted energy recovery units. • <u>VE # D50-1 Delete Lightning Protection System – Alternate # 6</u> • <u>VE # D50-4 Remove USB Receptacles in Classrooms – Alt. # 7</u> • <u>VE # D50-5 Swap Locations of Generator & Transformer</u> Equipment would remain in same general area but would result in shorter runs of more expensive secondary electrical conductors. • <u>VE # D50-6 Reduce Site Poles, Use Dual-Head Type</u> In response to a Committee question, the quality of light and photometrics would not be impacted. • <u>VE # E20—1 Science – Delete Glass in Upper Cabinets</u> Upper cabinet doors would have solid wood vs. glazed panels. • <u>VE # E20-2 Reuse Whiteboards and Markerboards</u> • <u>VE # G20-1 Delete Added Trees – Alternate # 8</u> J. Howe explained that some shrubs and plantings that were integral to surface detention systems would remain and responded to a A. Ranaldi's question about how the lack of trees to the west of the Dining Commons would impact security by making large expanses of glazing more visible. A. Fontaine noted that the doors and glazing flanking the doors would be coated with security film. • <u>VE # G20-6 Granite Seatwall & Outdoor Classroom</u> This option would eliminate the outdoor classroom. • <u>VE # G20-9 Revise Concrete Sidewalks to Asphalt</u> J. Howe explained that this option included the front entry plaza where a large expanse of scored concrete panels were designed. M. Gagnon suggested, and the Committee agreed, that this item should be listed as Alternate # 10. • <u>VE # G20-10 Remove Retaining Wall, Use Fills</u> The wall was planned for the edge of the parking area adjacent to the slope leading down to the softball field. • <u>VE # GEN-2 Delete Mock-up</u> A. Fontaine noted that a mock-up was less critical if the exterior metal cladding panels were being deleted. C. Roberts suggested that early in-place work could be used to gauge quality control. • <u>VE # B30-3 Do Not Replace Auditorium Roof (2005)</u> In response to a question, A. Milazzo stated that the roof was not presently leaking. • Budget Transfers: <ul style="list-style-type: none"> • It is recommended that \$ 910,000 of the \$ 960,000 Furnishings & Equipment budget, line item X.A, be transferred to the <i>Construction</i> line item. • It is further recommended that \$ 860,000 of the \$ 960,000 Technology Equipment budget, line item X.B, be transferred to the <i>Construction</i> line item. <p>In summary, C. Roberts noted that while accepting the above value engineering options would be difficult, the Project team had considered what it believed to be all possible alternatives to close the budget overage and was making the v.e. recommendations based upon the following factors:</p> <ol style="list-style-type: none"> 1. While finishes were being reduced or revised, the building footprint as designed would not change. 2. Mechanical, electrical, plumbing and ancillary systems would still be fully replaced. 			
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	<p>3. More drastic building layout options had been considered but abandoned since several involved using the future Admin wing for classroom use.</p> <p>4. The only option, equivalent in savings to all the proposed v.e. options above would be to not renovate the existing, center 2-level wing.</p> <p>5. The Alternates were structured to allow for final consideration by the Committee should bid results prove to be more favorable than presently estimated.</p> <p>M.A. Roll asked if the v.e. options had been presented to Principal McNamara and whether acceptance of any v.e. option would impact the educational program. A.Fontaine responded that the v.e. options had not yet been presented to Mr. McNamara but would be and that there would be no impact to educational programming.</p>			
9.4.a	Vote to Accept Proposed Value Engineering Items.	Record		
	Subsequent to the above discussion a motion was made by M.A. Roll, and seconded by M. Gagnon to approve <i>Budget Scenario # 2</i> and accept the proposed budget transfers and value engineering options subject to a) excluding the Gym masonry repairs from item VE # B20-6, and b) making VE # G20-9 as Alternate # 10. The motion passed based upon a tally of ten (10) yea and (1) nay votes.			
9.5	Vote to Approve Submission of Design Development Documentation to the Rhode Island Department of Education.	Record		
	<p>J. Seeley explained that the prior votes were partial prerequisites to the RIDE submittal process and that while the other documents had been ready since April 27th, submittal had been postponed pending resolution the construction cost issue.</p> <p>A motion was made by M.A. Roll, seconded by J. Ward and voted unanimously to direct SMMA to submit the Design Development documents to RIDE.</p>			
9.6	Vote to Release Construction Manager Proceeding with Bidding Early Enabling (Summer of 2018) and Sitework Packages.	Record		
	<p>J. Seeley explained that the Committee's approval was required to allow Gilbane to proceed with seeking bids for the early enabling work that would occur this summer along with the full sitework bid package.</p> <p>A motion was made by M. Gagnon, seconded by J. Almond and voted unanimously to approve Gilbane to proceed with bidding the early enabling and site work packages.</p>			
9.7	Public Comment.			
	No public comment requests were submitted for this meeting.	Record		
9.8	Vote to Adjourn			
	There being no further business to discuss, a motion was made, seconded, and approved by all, to adjourn the meeting at approximately 6:53 p.m.	Record		

Meeting Handouts: *(either distributed electronically prior to and/or at the meeting)*

- 05/30/18 Attendee Sign-in Sheet.
- 05/30/18 Meeting No. 9 Agenda.
- 05/22/18 DD Estimate – Reconciled – 05/22/18.
- 05/03/18 Project Budget – Schematic Design / Design Development without & with OPM.
- 05/03/18 Value Engineering Items with Budget Scenarios # 1, 2, 3 & 4

These minutes are intended to reflect the important issues and action items as discussed at the meeting on the referenced date. If there are any discrepancies, please respond by email to Charles.Roberts@colliers.com.



LINCOLN SCHOOL BUILDING COMMITTEE ATTENDEE SIGN-IN SHEET

Meeting No.: 9
Date / Location: 05/30/18 @ 5:30 p.m. / Lincoln High School
Project: Lincoln High School

Name	Representing	Signature
Arthur Russo	Co-Chair, Town Councilman	
Julle Zito	Co-Chair, School Committee Member	
T. Joseph Almond	Town Administrator	
Bruce Ogni	Town Councilman	
Georgia Fortunato	Superintendent of Schools	
Kristine Donabedian	Chair, School Committee	
Mary Anne Roll	Vice Chair School Committee	
Lori Miller	District Business Manager	
Armand Milazzo	Director of Buildings & Grounds	
Kevin McNamara	Principal, Lincoln High School	
Michael Gagnon	Public Works Director	
Albert Ranaldi, Jr.	Town Planner	
John Ward	Finance Director	
Michael Babbitt	Budget Board Member	
Laurie Cullen	Lincoln Town Resident	

S: /Lincoln, RI/Lincoln High School/ 1 General Project Info/D. School Building Committee Meetings

Observed to be in attendance, but apparently didn't sign this sheet.
C.Roberts-05/30/18

Jay Schofield	Lincoln Teachers Association	<i>[Signature]</i>
Joel Seeley	SMMA	<i>[Signature]</i>
Jennifer Howe	SMMA	<i>Jennifer Howe</i>
Anne Loiselle <i>Fontaine</i>	SMMA	<i>Anne Fontaine</i>
Bill Bryan	Gilbane	<i>[Signature]</i>
Tony Murgida	Gilbane	<i>[Signature]</i>
Paul Olean	Gilbane	<i>[Signature]</i>
Derek Osterman	Colliers	
Chad Healey	Colliers	<i>[Signature]</i>
Dan Daisy	Colliers	
Charlie Roberts	Colliers	<i>Charlie Roberts</i>



Lincoln High School Project
School Building Committee Meeting No. 9

Wednesday, May 30, 2018
5:30 p.m., Lincoln High School – Exhibit Room # 1
135 Old River Road,
Lincoln, RI 02865

Agenda

1. Call to Order.
2. Pledge of Allegiance.
3. Review of Proposed Revised Project Budget.
 - a. Vote to Accept Proposed Project Budget Revisions.
4. Review of Design Development Construction Estimate Reconciliation.
 - a. Vote to Accept Proposed Value Engineering Items.
5. Vote to Approve Submission of Design Development Documentation to the Rhode Island Department of Education.
6. Vote to Release Construction Manager Proceeding with Bidding Early Enabling (Summer of 2018) and Sitework Packages.
7. Public Comment.
8. Vote to Adjourn.

Lincoln High School Project

05/22/18

DD Estimate - Reconciled

Uni Code	Description	Design Development Estimates		Schematic Design Est.	Variance from Schematic Design Est.	
		Gilbane 05/15/18	Daedalus 05/17/18	Daedalus 01/11/18	Gilbane	Daedalus
A-10	Foundations	1,165,041	1,125,680	1,191,747	(26,706)	(66,067)
B-10	Superstructure	1,842,330	1,822,115	2,376,167	(533,837)	(554,052)
B-20	Exterior Closure	4,018,325	3,968,521	3,840,917	177,408	127,604
B-30	Roofing	2,069,060	1,926,060	2,017,518	51,542	(91,458)
C-10	Interior Construction	3,594,275	3,711,680	3,025,898	568,377	685,782
C-20	Stairways	283,061	279,000	227,910	55,151	51,090
C-30	Interior Finishes	2,578,341	2,418,767	2,365,860	212,481	52,907
D-10	Conveying Systems	217,074	293,875	365,725	(148,651)	(71,850)
D-20	Plumbing Systems & Enabling	2,691,027	2,742,103	1,685,860	1,005,167	1,056,243
D-30	HVAC Systems & Enabling	7,429,957	7,039,658	7,818,097	(388,140)	(778,439)
D-40	Fire Protection Systems	833,261	873,621	861,937	(28,676)	11,684
D-50	Electrical & Enabling	6,332,025	6,453,134	5,970,337	361,688	482,797
E-10	Equipment	1,023,913	1,114,900	1,135,700	(111,787)	(20,800)
E-20	Furnishings	1,363,736	1,497,521	1,317,858	45,878	179,663
F-20	Building Demolition/Abatement	2,866,936	1,476,525	1,526,585		
F-30	Building Demolition	w/ F-20 abv.	793,192	w/ F-20 abv.	1,340,351	1,517,921
F-20	Selective Demolition	w/ F-20 abv.	774,789	w/ F-20 abv.		
G-10	Site Preparation	1,300,485	1,187,339	734,237	566,248	453,102
G-20	Site Improvements	2,339,179	1,878,495	1,437,801	901,378	440,694
G-30	Site Utilities	1,354,621	1,112,390	921,050		
G-40	Site Electrical Utilities	235,141	w/ G-30 abv.	w/ G-30 abv.	1,484,801	191,340
H-10	Site Services	816,089	w/ G-30 abv.	w/ G-30 abv.		
		44,353,875	42,489,361	38,821,204	5,532,671	3,668,157
	Design Contingency Fixed	2,000,000	2,000,000	3,882,000	(1,882,000)	(1,882,000)
	CM Contingency ₁	1,315,340	1,020,900	1,067,600	247,740	(46,700)
	Escalation ₂	1,737,919	798,300	702,100	1,035,819	96,200
		5,053,259	3,918,000	5,651,700	(598,441)	(1,832,500)
	CM General Conditions	2,956,973	3,986,763	2,470,400	486,573	1,516,363
	CM Fee @ 2% ₃	1,047,282	1,020,900	960,900	86,382	60,000
	General Requirements	1,029,790	524,710	1,785,300	(755,510)	(1,260,590)
	CM Payment & Performance Bond	332,687	267,000	491,100	(158,413)	(224,100)
	CM Gen'l & Excess Liab Insurance	479,624	425,599	471,100	8,524	(45,501)
	Builders Risk Insurance (included)					
	RI State ADA Permit Fee (\$1/\$ 1,000)	5,545	49,900	48,100	(42,555)	1,800
		5,851,901	6,139,993	6,226,900	(374,999)	47,972
	CM Preconstruction Services Fee	188,770	188,770	150,000	38,770	38,770
	Subtotal	55,447,805	53,137,504	50,850,002	4,597,803	2,287,502
	Delete Gym Alternate	0	0	(2,747,000)		
	Total	55,447,805	53,137,504	48,103,002	7,344,803	5,034,502

Notes:

₁ CM Contingency: Gilbane = 3%, Daedalus = 2.5%

₂ Escalation: Gilbane = Calculated to mid-point of construction, February, 2020.

Daedalus = Calculated to 09/15/18 for concrete; 12/30/18 all other trades.

₃ Daedalus CM fee at Schematic Design Estimate = 2.25%.

PROJECT BUDGET

	Schematic Design Budget 01/26/18	Design Development Budget 05/04/18 without OPM ₁	Design Development Budget 05/04/18 with OPM ₂	Comments
I. Feasibility Study Agreement				
1 OPM Feasibility Study				
2 A&E Feasibility Study				
3 Environmental & Site				
4 Other				
Feasibility Study Agreement Subtotal				
	<i>(Feasibility Phase was funded separate budget.)</i>		<i>from a</i>	
II. Administration				
A Legal Fees	10,000	10,000	10,000	
B OPM	0	0	1,729,500	
C Advertising Expenses	5,000	7,500	7,500	
D Permitting	0	0	0	Included w/ VI. Construction Costs.
E Owner's Insurance	0	0	0	Builder's Risk w/ CM GC's @ \$ 29,850.
F Other Administrative Costs	0	75,000	75,000	For coverage of miscellaneous items.
G Clerk of the Works	360,000	0	0	Included w/ II.B OPM for DD budgets.
Administration Subtotal	375,000	92,500	1,822,000	
III. Architecture & Engineering				
A. Basic Services	4,275,000	4,275,000	4,275,000	
Services Included in A&E Basic Fee:				
Food Service Consultant				
Acoustics & Sound System Consultant				
Theater Design Consultant				
Code Consultant				
Security Consultant				
Cost Estimating				
Hardware Consultant				
Local Site Permitting				
Sustainable Design Consultant				
CM Consultant				
FF&E Consultant				
Educational Technology Consultant				
A&E Basic Services Subtotal	4,275,000	4,275,000	4,275,000	
B. Reimbursable / Additional Services				
1 Topo Survey & Utilities Research	30,000	30,000	30,000	
2 Geotechnical Consultant	70,000	70,000	70,000	
3 Geoenvironmental Consultant	5,000	5,000	5,000	
4 Traffic Consultant	30,000	30,000	30,000	
5 Hydrant Flow Test	3,000	3,000	3,000	
6 State & Federal Permitting	20,000	20,000	20,000	
7 Hazardous Materials Consult	70,000	70,000	70,000	
A&E Reimbursable Services Subtotal	228,000	228,000	228,000	
V. Site Acquisition	n/a	n/a	n/a	
IX. Miscellaneous Project Costs				
A Utility Company Fees	0	25,000	25,000	
B Testing Services	70,000	115,000	115,000	Revised based upon historical costs.
E Printing of Bid & Construction Docs	10,000	15,000	15,000	Revised based upon historical costs.
F Moving Expenses	40,000	40,000	40,000	Assumes labor by Facilities Dept.
G Structural Peer Review	10,000	10,000	10,000	
H NE-CHPS Fees	30,000	30,000	30,000	
I Commissioning Agent	170,000	134,400	134,400	Per Colliers contract.
J Indoor Air Quality Testing	0	25,000	25,000	Baseline + start/finish each phase.
K Hazardous Materials Monitoring	0	90,000	90,000	Daily monitoring & clearance testing.
L Builder's Risk Insurance	0	0	0	w/ CM General Conditions @ \$ 29,850.
M Temporary Electric (Usage Charges)	0	20,000	20,000	
N Temporary Heating (Usage Charges)	0	0	0	CM to reimburse if natural gas used.
O Temporary Water (Usage Charges)	0	5,000	5,000	
P Consultant Reimbursable Expenses	0	100,000	100,000	\$ 43,000 incurred as of 05/04/18.
Q Bond Origination / Interest Costs	0	t.b.d	t.b.d.	Finance Director determining costs.
Miscellaneous Project Costs Subtotal	330,000	609,400	609,400	
X. Furnishings & Equipment				
A Furnishings & Equipment	960,000	960,000	960,000	
B Technology Equipment	960,000	960,000	960,000	
C Library Books	0	0	0	
Furnishings & Equipment Subtotal	1,920,000	1,920,000	1,920,000	
XI. Owner's Contingency				
A Owner's Contingency	50,000	50,000	50,000	
Maximum Project Budget Total	60,000,000	60,000,000	60,000,000	Equals bond approval value.
Subtotal of Budget Categories Above	-7,178,000	-7,174,900	-8,904,400	Minus lines # 20, 36, 45, 63, 68 & 72.
GMP & 5% Construction Contingency	52,822,000	52,825,100	51,095,600	Represents maximum available \$\$\$
VI. Funds available for GMP Cost:	50,302,480	50,305,580	48,662,476	
VIII. A 5% Construction Contingency	2,519,520	2,519,520	2,433,124	
Total	52,822,000	52,825,100	51,095,600	

Footnotes:

- Budget scenario assumes that RIDE will reimburse full cost of OPM fee.
- Budget scenario assumes that RIDE will not reimburse full cost of OPM fee.
- GMP cost includes the following: Design Contingency, Construction Contingency, Escalation, Building Permit (no Town fees, State ADA fees only), Builders Risk Insurance, Site Services, General Conditions, CM Fee, Preconstruction Fee, Payment & Performance Bond, CM General & Excess Liability Insurance.

PROJECT BUDGET

	Schematic Design Budget 01/26/18	Design Development Budget 05/04/18 without OPM ₁	Design Development Budget 05/04/18 with OPM ₂	Comments
I. Feasibility Study Agreement				
1 OPM Feasibility Study				
2 A&E Feasibility Study				
3 Environmental & Site				
4 Other				
Feasibility Study Agreement Subtotal				
	<i>(Feasibility Phase was funded separate budget.)</i>		<i>from a</i>	
II. Administration				
A Legal Fees	10,000	10,000	10,000	
B OPM	0	0	1,729,500	
C Advertising Expenses	5,000	7,500	7,500	
D Permitting	0	0	0	Included w/ VI. Construction Costs.
E Owner's Insurance	0	0	0	Builder's Risk w/ CM GC's @ \$ 29,850.
F Other Administrative Costs	0	75,000	75,000	For coverage of miscellaneous items.
G Clerk of the Works	360,000	0	0	Included w/ II.B OPM for DD budgets.
Administration Subtotal	375,000	92,500	1,822,000	
III. Architecture & Engineering				
A. Basic Services	4,275,000	4,275,000	4,275,000	
Services Included in A&E Basic Fee:				
Food Service Consultant				
Acoustics & Sound System Consultant				
Theater Design Consultant				
Code Consultant				
Security Consultant				
Cost Estimating				
Hardware Consultant				
Local Site Permitting				
Sustainable Design Consultant				
CM Consultant				
FF&E Consultant				
Educational Technology Consultant				
A&E Basic Services Subtotal	4,275,000	4,275,000	4,275,000	
B. Reimbursable / Additional Services				
1 Topo Survey & Utilities Research	30,000	30,000	30,000	
2 Geotechnical Consultant	70,000	70,000	70,000	
3 Geoenvironmental Consultant	5,000	5,000	5,000	
4 Traffic Consultant	30,000	30,000	30,000	
5 Hydrant Flow Test	3,000	3,000	3,000	
6 State & Federal Permitting	20,000	20,000	20,000	
7 Hazardous Materials Consult	70,000	70,000	70,000	
A&E Reimbursable Services Subtotal	228,000	228,000	228,000	
V. Site Acquisition	n/a	n/a	n/a	
IX. Miscellaneous Project Costs				
A Utility Company Fees	0	25,000	25,000	
B Testing Services	70,000	115,000	115,000	Revised based upon historical costs.
E Printing of Bid & Construction Docs	10,000	15,000	15,000	Revised based upon historical costs.
F Moving Expenses	40,000	40,000	40,000	Assumes labor by Facilities Dept.
G Structural Peer Review	10,000	10,000	10,000	
H NE-CHPS Fees	30,000	30,000	30,000	
I Commissioning Agent	170,000	134,400	134,400	Per Colliers contract.
J Indoor Air Quality Testing	0	25,000	25,000	Baseline + start/finish each phase.
K Hazardous Materials Monitoring	0	90,000	90,000	Daily monitoring & clearance testing.
L Builder's Risk Insurance	0	0	0	w/ CM General Conditions @ \$ 29,850.
M Temporary Electric (Usage Charges)	0	20,000	20,000	
N Temporary Heating (Usage Charges)	0	0	0	CM to reimburse if natural gas used.
O Temporary Water (Usage Charges)	0	5,000	5,000	
P Consultant Reimbursable Expenses	0	100,000	100,000	\$ 43,000 incurred as of 05/04/18.
Q Bond Origination / Interest Costs	0	t.b.d	t.b.d	Finance Director determining costs.
Miscellaneous Project Costs Subtotal	330,000	609,400	609,400	
X. Furnishings & Equipment				
A Furnishings & Equipment	960,000	960,000	960,000	
B Technology Equipment	960,000	960,000	960,000	
C Library Books	0	0	0	
Furnishings, Equipment & Technology Subtotal	1,920,000	1,920,000	1,920,000	

PROJECT BUDGET

XI.	Owner's Contingency				
A	Owner's Contingency	50,000	50,000	50,000	

Maximum Project Budget Total	60,000,000	60,000,000	60,000,000	Equals bond approval value.
Subtotal of Budget Categories Above	(7,178,000)	(7,174,900)	(8,904,400)	Minus lines # 20, 36, 45, 63, 68 & 72.
GMP & 5% Construction Contingency	52,822,000	52,825,100	51,095,600	Represents maximum available \$\$\$

VI.	Funds available for GMP Cost:	50,302,480	50,305,580	48,662,476	
VIII.	A 5% Construction Contingency	2,519,520	2,519,520	2,433,124	
	Total	52,822,000	52,825,100	51,095,600	

Budget Scenario #		With RIDE Reimbursement of OPM		W/O RIDE Reimbursement of OPM		
		Daedalus	Gilbane	Daedalus	Gilbane	
		1	2	3	4	
VI.	Funds available for GMP Cost:	50,305,580		48,662,476		
VE # 1	Transfer from Furnishings & Equipment	910,000		910,000		
VE # 2	Transfer from Technology Equipment	860,000		860,000		
	Revised Funds Available for GMP Cost:	52,075,580	52,075,580	50,432,476	50,432,476	
	05/17/18 Revised DD GMP Estimates	53,137,504	55,447,805	53,137,504	55,447,805	
	Budget Overage	1,061,924	3,372,225	2,705,028	5,015,329	
VE # GEN-4	Reduce Schedule by 5-6 Mos.	(486,985)	(486,985)	(486,985)	(486,985)	
VE # GEN-9	Install Fire Protection in Admin Wing	150,000	150,000	150,000	150,000	
VE # GEN-10	Chapter 34 Fire Walls & Doors	313,000	313,000	313,000	313,000	
VE # B10-2	Underpinning at Elevator	(50,000)	(50,000)	(50,000)	(50,000)	
VE # B10-4	Delete Concrete Pads at (13) RTU's	(30,500)	(30,500)	(30,500)	(30,500)	Alternate # 1
VE # B20-3	Smaller Punched Windows vs. CW	(373,000)	(373,000)	(373,000)	(373,000)	
VE # B20-4	Delete Roof Mechanical Screen	(144,422)	(144,422)	(144,422)	(144,422)	
VE # B20-5	Delete Comp Panels Under Canopy	(48,773)	(48,773)	(48,773)	(48,773)	
VE # B20-6	Delete Masonry Repairs	(333,500)	(333,500)	(333,500)	(333,500)	Alternate # 2
VE # B20-7	Leave Unit Heater Grilles in Place		(39,788)	(39,788)	(39,788)	
VE # C10-1	Salvage (32) Lockers from 1970 Wing		(7,904)	(7,904)	(7,904)	Alternate # 3
VE # C10-2	Delete Sidelights, Replace w/ 6" Vision		(40,495)	(40,495)	(40,495)	
VE # C10-3	Replace Interior Glazing w/ Studs, Gyp		(19,215)	(19,215)	(19,215)	
VE # C1-04	Reduce Gypsum Ceilings (everywhere)		(78,936)	(78,936)	(78,936)	
VE # C10-5	Revise Media, Dining ceilings to 2'x2'		(45,573)	(45,573)	(45,573)	Alternate # 4
VE # C30-1	VCT vs. Porcelain @ Lobby & Ramp		(73,171)	(73,171)	(73,171)	Alternate # 4
VE # C30-1a	VCT vs. Linoleum @ Dining		(8,450)	(8,450)	(8,450)	Alternate # 4
VE # C30-2	Epoxy Flooring vs. Ceramic in Bathrms		(80,998)	(80,998)	(80,998)	Alternate # 4
VE # C30-3	Use 2'x4' ACT vs. 2'x2'		(3,404)	(3,404)	(3,404)	Alternate # 4
VE # C30-4	Tile Bathroom Wet Walls to 5' a.f.f.		(67,635)	(67,635)	(67,635)	Alternate # 4
VE # C10-8	Delete New Dbl Door at Aud Entrance		(4,068)	(4,068)	(4,068)	
VE # C10-9	Reuse Existing Doors in 1996 Addition		(53,464)	(53,464)	(53,464)	
VE # C20-1	Add handrail vs. handrail & guardrail		(25,716)	(25,716)	(25,716)	
VE # C30-5a	Auditorium > Reuse Sound & Lighting		(300,000)	(300,000)	(300,000)	Alternate # 5
VE # C30-5d	Auditorium > Reuse Seating		(174,892)	(174,892)	(174,892)	Alternate # 5
VE # C30-5e	Auditorium > Delete Equip. Allowance		(175,000)	(175,000)	(175,000)	Alternate # 5
VE # D20-2	Polypropylene Piping for Dom. Water		(65,000)	(65,000)	(65,000)	
VE # D20-6	Reduce Quantity of Lab Sinks		(40,000)	(40,000)	(40,000)	
VE # D30-7	Use H&V Units in Locker Rms vs. ERU's		(25,000)	(25,000)	(25,000)	
VE # D50-1	Delete Lightning Protection System		(103,000)	(103,000)	(103,000)	Alternate # 6
VE # D50-4	Remove USB Receptacles in Classrms		(7,000)	(7,000)	(7,000)	Alternate # 7
VE # D50-5	Swap Locations of Generator & Xfmr		(13,500)		(13,500)	
VE # D50-6	Reduce Site Poles, Use Dual Head Type		(12,000)		(12,000)	
VE # E20-1	Science > Delete Glass in Upper Cabs		(20,000)		(20,000)	
VE # E20-2	Reuse Whiteboards & Markerboards		(18,000)		(18,000)	
VE # G20-1	Delete Added Trees		(125,000)		(125,000)	Alternate # 8
VE # G20-6	Granite Seatwall & Outdoor Classroom		(90,000)		(90,000)	Alternate # 9
VE # G20-9	Revise Concrete Sidewalks to Asphalt		(111,027)		(111,027)	
VE # G20-10	Remove Retaining Wall, Use Fills		(113,000)		(113,000)	
VE # GEN-2	Delete Mock-up		(20,000)		(20,000)	
VE # B30-3	Do Not Replace Auditorium Roof (2005)		(166,500)		(166,500)	
VE # D20-7a	Reduce Plumbing Budget by 2.5%				(66,500)	
VE # D30-9a	Reduce HVAC Budget by 2.5%				(182,500)	
VE # D50-11a	Reduce Electrical Budget by 2.5%				(156,000)	
	Value Engineering Subtotal	(1,004,180)	(3,131,916)	(2,442,889)	(3,536,916)	
	Escalation & Contingency @ 11%	(110,460)	(344,511)	(268,718)	(389,061)	
	Over / (Under Allowable GMP)	(52,716)	(104,202)	(6,579)	1,089,352	
VE # D30-1	Existing HVAC to Remain in '96 wing				(640,000)	
VE # GEN-12	Convert North Gym for Auto & Wood Escalation & Contingency @ 11%, Abv.				(453,240)	
					(120,256)	

PROJECT BUDGET

(124,144)

Footnotes:

- 1 Budget scenario assumes that RIDE will reimburse full cost of OPM fee.
- 2 Budget scenario assumes that RIDE will not reimburse full cost of OPM fee.
- 3 GMP cost includes the following: Design Contingency, Construction Contingency, Escalation, Building Permit (no Town fees, State ADA fees only), Builders Risk Insurance, Site Services, General Conditions, CM Fee, Preconstruction Fee, Payment & Performance Bond, CM General & Excess Liability Insurance.
- 4 As an alternate option to taking all the value engineering deductions under *Budget Scenario # 2, Option # 1c*, deleting the gut renovation of the existing, 2-story center classroom wing, is estimated to yield savings of \$ 2,850,000 to \$ 3,480,000 prior to applying the 11% escalation & contingency factor.