Town of Windsor

Memorandum

March 13, 2018

TO:

The Honorable Mayor and Town Council

FROM:

Michael Stallings, Town Manager M S

SUBJECT:

Town Center Project

At the last Town Council meeting, Council discussed the results of the bid opening for the Windsor Town Center Project. At that time, the low bid was GTT Enterprises at \$1,000,000. GTT was unsuccessful in supplying the required documents, and was disqualified. This made A.R. Chesson Construction, Inc. the low bidder at \$1,398,000.

We have been working with A.R. Chesson to identify areas that we could realize cost savings through design changes and other minor revisions. A. R. Chesson supplied us with a list of their suggested cost savings. Mayor Richardson and I met with Brian Camden and Jan Burgess to review these suggestions. Attached you will find the spreadsheet that was supplied to us. Any cost saving measure that we felt was acceptable has the cost carried over into the tabulation column. As you can see, the total anticipated cost savings is \$268,600. I should note that on Thursday March 8th, the Windsor Town Center Advisory Board and members of Town Council will meet to discuss this list. As such, the list may be revised after the writing of this memo. If it is revised, an updated memo and list will be sent to Town Council.

With the reduction in cost stated above, the new contract cost would be \$1,129,400. Brian has suggested that we budget for a total of 10% contingency and 4% to cover construction administration costs. This brings to total project budget to \$1,287,516.

Also attached is a list of questions, and my answers, that Councilman Scott sent me regarding the facility for your information.

This is for Council's discussion and direction.

Windsor Town Center Value Engineering Options								1	-
Description	Subcontractor	Amount Deduct		Tabulation					<u> </u>
Delete Family Tollet Room	VBMS Villegas Construction	-\$3,000.0 -\$1,226.0				<u> </u>		_	
	Creative Cabinets Total	-\$750.0 -\$4,976.0	0	\$4,976.00					1
Change Restroom Sinks to Wall Hung, Delete Vanity	VBMS	\$0.0		1,376.00		-	<u> </u>		-
The state of the s	Creative Cabinets	-\$8,900.0	0			 			
	Total	-\$8,900,0]	<u> </u>		-
Delete Steel Brackets in Restroom Vanities	Croative Cabinets	-\$2,800.01		-\$2,800.00	<u> </u>	<u> </u>			ļ
Reception Counter- Change Solid Surface to Plastic Laminate	Creative Cabinets	-\$2,800.00	2	-\$2,800.00					i i
Delete Casework in Room 119	Creative Cabinets	-\$5,200.00	0	-\$5,200.00		-		<u> </u>	
Delete Casework and Sink in Room 114	Creative Cabinets VBMS	-\$950.00 -\$1,500.00			ļ	<u> </u>			<u> </u>
	Total	-\$2,450.0K		-\$2,450.00	<u> </u>		<u> </u>	1	1
Delete Gym Acaustic Panels	SE Interiors	-\$31,883.00			· · · · · · · · · · · · · · · · · · ·		<u> </u>		
Delete Finish of Gym Floor	Dominion	-\$25,000.00	\					<u> </u>	
hange All New Flooring to VCT	Cherry Carpets	·\$39,655.00	 	-\$39,655.00		1		1	1
hange Flooring to Similar Look to Interface Tile	Cherry Carpets	-\$31,355.00)						
itchen Equipment Deduct Alternate*	Kitchen Equipment	-\$40,000.00	L	-\$40,000.00	<u> </u>		ļ	-	
elete Moisture Mitigation (Pending Moisture Test and Approval)	Cherry Carpets	-\$9,800.00		-\$9,800.00		<u> </u>	<u> </u>	ļ	
elete AS1 & 2 Window Vents, Change Glass to Clear Tempered							<u> </u>	† <u> </u>	
	School Glass	-\$3,763.00		-\$3,763.00					
hange Door 101 to Medium Stile	Schaal Glass	-\$350.00		-\$350.00				-	
Delete Soffit at Room 101	Naranjo Brothers	-\$1,012.00		-\$1,012.00			F	-	
elete Froject Sign	ARCC	-\$1,000.00	-	-\$1,000.00			1	-	<u> </u>
eave Existing Basketball Goals Alternate*	ARCC	-\$9,500.00		-\$9,500.00			1	<u> </u>	<u> </u>
hange Style of TV Brackets (Create \$3,000 Allowance)	ARCC	-\$6,000.00		-\$6,000.00				ļ <u> </u>	
hange Doors from Plain Sliced White to Rotary Natural Birch	Cook & Boardman	-\$212.00		-\$212.00					<u> </u>
hange Doors from Solid to Particle Core	Cook & Boardman	-\$424.00		-\$424.00				 	·
slete Limiting Posts at Double Acting Daors	Cook & Boardman	-\$371.00		-\$371.00					ļ
isan Doar to Wood Door with Double Action Hinges	Cook & Boardman	-\$510.00					I	-	
iffing Shutter- Cookson Manual Operation, Standard Options	Mid Atlantic	-\$1,645.00		-\$1,645.00			<u> </u>	<u> </u>	
elete Display Case	Carolina Whiteboard	-\$3,260.00	}	į					
:lete Marker / Tack Boards	Carolina Whiteboard			-\$3,260.00				·	
elete Painting of Gym Structure		-\$1,945.00		-\$1,945.00					
	Villegas Painting	-\$3,600.00						-	<u> </u>
lete 24" Exterior Sign	AOA Signs	-\$3,750.00	1	-\$3,750.00					<u> </u>
lete 16" Exterior Sign	AOA Signs	-\$1,920.00			****			ļ	
lete Audio Visual Allowance*	Bid Allowance	-\$35,000.00		-\$35,000.00					
lete Window Blinds	Blinds & Beyond	-\$1,649.00							
elete Grill Patlo and Sidewalk	Gennarelii Concrete	-\$1,500.00							
ternate Plumbing Fixture Package	V8MS	-\$5,849.00	!	-\$5,849.00		1	!	t	I
emove Stainless Steel Coil Casings in RTU	VBMS	-\$6,000.00		-\$6,000.00			<u> </u>		<u> </u>
amove Outside Airflow Measuring Stations	VBMS	-\$18,000.00		-\$18,000.00					
m Duct to Fabric Duct	VBMS	-\$7,744.00		-\$7,744.00			ļ		ļ
range Modulating Heat to Staged Heat	VBMS	\$8,000.00		-\$8,000.00				1	<u> </u>
elete 6" PVC Conduit from DVP Tranformer to DVP Pole	Four C			ì					
		-\$632.00		-\$632.00				<u> </u>	
nange Panel Feeds from Copper to Aluminum	Four C	-\$1,156.00		-\$1,156.00			1	<u> </u>	
elete Grounding Grid of Lightning Protection System	Four C	-\$6,690.00		-\$6,690.00					
ternate Lighting Package	Four C	-\$13,030.00	.	-\$13,030.00				I	
ower Package tange Panels to Aluminum Buss	Four C	-\$189.00		-\$189.00					
ries Rate Panel L1B Slete Spare GFI Breakers in Panel L1B	Four C Four C	-\$1,080.00 -\$252.00		-\$1,080.00 -\$252.00		<u> </u>			
ange Panel LIA to 60 Circuit & Add 275A MLO Panel Beside Panel LIA lete SPD for Panel L10	Four C	-\$500.00		-\$500.00					
REES NO for Panel C10 ange Surge Kating on Panel L1A from 450KA to 300KA	Four C Four C	-\$350.00 -\$1,320.00		-\$350.00 -\$1,320.00			·		<u> </u>
lete Coordination Study / Arc Flash Study	Faur C	-\$2,880.00		-\$2,880.00				ļ	
ange 3/4" conduit to 1/2" (5 #12 wires or less), MC Cable in Walls	Four C	-\$864.00		-\$864.00					
lete Future CCTV conduits	Four C	-\$2,230.00							
m 117- Delete 1 Conduit to each location- Note 4	Four C	-\$3,455.00		-\$3 ASE OF			<u> </u>		
eeting Room- Wall Rough in and 2 Conduits Stubbed Above Ceiling	/			-\$3,455.00					
	Four C	-\$1,300.00		-\$1,300.00					
orridor 100- (Yelete Canduit- Note 6	Faur C	-\$954.00		-\$954.00					
				\$256,158.00					
	*Not Applicable for Altern	ate and Allowance	ARC OH%	-\$12,442.00 \$268,600.00					
				,,		·			

THE COMMUNITY CENTER

- 1) Where is parking addressed, # of spaces, hours of operation allowed in lease?
 - a. This is covered by section 12 of the attached lease. We are allowed to use the parking when the schools are not using them. We will coordinate our schedules to ensure that we do not have conflicting events.
- 2) Has the boiler and pressure values been removed?
 - a. This will be done as part of the demo work, and is included in the contract.
- 3) Have we provided the insurance policies to the Landlord as per the lease?
 - a. Yes, I have provided the insurance requirements to the School Board.
- 4) Don't we need an agreement or lease with Parks and Rec. approved by the Co.?
 - a. We will have a MOU in place before the facility opens. We are working on the MOU now. I provided Council with an outline for the MOU that was drawn up by IOW. We are continuing to work on this.
- 5) What is our requirements and where do we need to maintain landscaping, lease?
 - a. There is nothing in our lease, or Town ordinance that puts any landscaping requirements on us.
- 6) Where will the funding for long range sustainability (operating cost, maintence, and repairs) come from.
 - a. This will be from a combination of rental income and other funding sources. For the next two years, Isle of Wight County has committed \$25,000 to the project. This will cover half of our anticipated operating expenses. There will be an ongoing funding stream from our General Fund. There may be additional outside sources of funding, but any of that would be merely speculation at this point. Right now I am expecting the Town Center to have an operating budget of \$50,000. This may adjust over time as we utilize the facility.