

Trumbull High School Building Committee
December 12, 2012
Minutes

Called to Order: Chairman, James Nugent called the meeting to order at 7:07 p.m.

Present: Ms. Bivona, Ms. Flynn, Mr. Chmielewski, Mr. Preusch, (arrived at 7:09 p.m.), Mr. Nugent, Mr. McCabe, Mr. Ronnow, Mr. Meisner, (arrived at 7:24 p.m.), and Ms. Timpanelli.

Absent: Mr. Jenkins, Mr. Doyle and Mr. Lemay.

Also Present: Mr. Al Barbarotta of AFB Construction Management, Mr. John Barbarotta of AFB Construction Management, Mr. Greg Smolley of JCJ, Mr. Joseph Vetro of O&G and Mr. Brian Holmes of O&G, Mr. Tom Walsh of AP Construction and Attorney Jeffrey Donofrio.

Approval of Minutes:

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the 11-14-12 meeting minutes as submitted. VOTE: Motion CARRIED 6-0-1 (Abstention: Ronnow)

Owner's Rep Update:

Mr. A. Barbarotta reported that Channel 17 is operational; the punch-list is 8 pages. (Mr. Preusch arrived at 7:09 p.m.)

Mr. A. Barbarotta stated that a meeting had taken place this morning with regard to commissioning; this begins with on-line portal questions and responses. They will finish the project and the commissioning will then take place, they need the engineers to sign off on everything, and are in the process of getting all answers on the portal addressed. M.J. Daley is working to get the punch list done. January 15th is a realistic target date to begin the final commissioning, if they were to bring the commissioning agent in now they would end up duplicating what is being done. O&G's and AP Construction's list has 25 items on the list; they are all specifically contract items.

A list of items to be completed was distributed to the committee (attached). Mr. A. Barbarotta indicated that most of the items on the list are included in the budget. This list represents what will not be done by O&G; AFB's contract will cover them. The AFB contract reads as 7 hours per week at this time. These items will take through March or April at 40 hours per week. This is all work that has been approved.

In response to Ms. Flynn it was explained that there is \$1,144,786 in the CM contingency, and expect to return to the Town +/- \$1,000,000 depending upon the results of the negotiations.

Mr. Holmes explained that they are working hard to be able to return \$1.1 million to the Town. The budget that was given was \$68 million, they are spending \$64 million and the committee should be commended for that. The list of items distributed represents \$900,000 which includes approximately \$450,000 for the concession stand.

(Mr. Meisner arrived at 7:24 p.m.)

In response to the Chair, Mr. Holmes and Mr. Barbarotta confirmed that the \$684,641 in additional scope items is in addition to the \$64,952,586 Total Project Cost, if the committee chooses to spend any of the \$684k it will come from the Owner's Contingency. (Current Cost Analysis Attached)

Owner's Rep Update:

Mr. Vetro reported that the Phase II construction summary data is at 95% complete although his most current shows it to be at 99% complete.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve change orders in the net amount of \$7,446.00 (after the credit of (7,117) :

Mr. Vetro explained that the existing gas range failed and needs repair, they are asking for a new range; the carpet tile represents removal thereof, the plaster ceiling had been removed in some areas; the additional windows item represents where the fire shutters had been eliminated because of the additional fire wall, the shutters were no longer needed, those 4 windows are the only windows not being replaced. Mr. Smolley added that because of the fire wall being moved, there will never be a need for the shutters.

Mr. Vetro explained that the carpet and ceiling tile were not in the demolition plans; this has happened a few times throughout the plan.

Food Lab Gas Range	\$1,960
Carpet and tile removal	\$6,072
Plaster ceiling Removal	\$6,531
RFI #339-Additional Windows	<u>(\$7,117)</u>
Total	\$7,446

VOTE: Motion Carried unanimously.

Mr. Vetro explained that credits are coming back as they close out work to be completed is not contracted work.

In response to the Chair, Mr. Vetro stated that the commissioning agent will come in mid-January and will create a list, in the spring the a/c system will be run, they will be here for any issues that come up. . Mr. A. Barbarotta confirmed that when the commissioning agent comes in January the pinch list items will be done. Mr. Vetro stated that going sub-by-sub, by the end of the year they will be done. April/May is a realistic timeframe for them to be complete. Mr. A. Barbarotta stated that they will close-out the contractors by the end of January. Mr. Holmes indicated that conduits had been run underground for the concession stand.

Mr. Holmes indicated that there are claims included in the report and expects them to be resolved; the numbers are included in the budget.

In response to Mr. Meisner, Mr. A. Barbarotta indicated that the change orders are at \$3.3 million which is over 5% but after negotiations they will be below 5%.

Mr. Barbarotta referenced an e-mail that with regards to the high school being a temporary shelter from DTC in 2009. Mr. A. Barbarotta indicated that this a reason to keep DTC involved in the design. DTC has been very cooperative.

Mr. Smolley explained that the concession stand was presented in September 2010, again in October 2010, and again in December 2010. The Town Council voted on design option #5 at the cost of option #4 this is what ultimately went out to bid. In June 2012 ideas as to what could be pulled out of the design were discussed, JCJ was not confident it would be enough to bring the design within budget; the most recent results after JCJ spoke with contractors using the same documents came in higher than the bid results, they are as follows:

1. \$613,552

2. \$754,000

3. \$767,417

(Attached Summary of 3/23/12 Bid Results and 12/4/12 Cost Estimates).

Mr. Smolley explained the dilemma is that the Town Council chose a scope of work with a different budget. They are now looking to build the concession stand in a different way without construction administrations costs. Mr. A. Barbarotta explained that the question is whether they can do the project in-house/or pieces of the project in-house. Alan White from the Public Works is looking into it. They hope to be able to cut some of the profit and management costs from the project. Everyone wants the bathrooms; they will have to be their own building that will be the most cost effective way. Mr. A. Barbarotta stated that JCJ brought in contractors to look at this option and one of the contractors bid it. In response to Ms. Bivona, Mr. Barbarotta stated that he would present the concession stand to the State for reimbursement and believes it will be approved.

Mr. A. Barbarotta stated that the LEED points are all in a good position at this point of the project, by purchasing a renewable energy certificate at a cost of \$3,400 for 2 points would be an easy 2 points to guarantee LEED Silver, and after that the project is approaching LEED Gold. Mr. Ronnow and the Chair spoke in favor of purchasing the renewable energy certificate.

Moved by Ms. Flynn, seconded by Ms. Bivona to purchase the renewable energy certificates in the amount of \$3,400.

VOTE: Motion CARRIED unanimously.

Mr. A. Barbarotta stated that the school system plows with trucks, and recommended purchasing a small plow for them to protect the sidewalks, otherwise they would be driving the trucks on the new sidewalks, and these sidewalks were not built for that weight.

Moved by Ms. Flynn, seconded by Ms. Bivona to purchase for the high school a snow plow and sander in the amount of \$15,847.61 per the owner's representative's recommendation.

Mr. Ronnow spoke in favor of this item as a preventative measure. Mr. A. Barbarotta stated this would be part of the FF&E.

VOTE: Motion CARRIED unanimously.

Mr. A. Barbarotta explained that O&G would like to finish and leave the project, AFB will continue the work not covered under the contract, currently the AFB contract is at 7 hours per week, they will honor the same hourly rate that was given 3.5 years ago. They estimate the work to be an additional 12 weeks at \$3,400 per week, approximately \$40,000. The committee discussed the work that needs to be completed; Mr. Meisner indicated that the 12 weeks could be 20 weeks realistically. The 7 hours per week in the AFB contract represents close out work.

(Ms. Timpanelli left the meeting at 8:33 p.m.)

Mr. Preusch stated that the committee voted on the contract in May 2011 there has been subsequent revisions made; they have not seen the contract for some time suggesting that it would be good for the committee to see a proposal before considering this. Mr. Ronnow stated that with the proposal there should also be a formalized schedule with hard dates included.

Mr. J. Barbarotta stated that the work to be done is listed on the list distributed at this meeting; the items would be brought to the committee for their approval. Ms. Bivona spoke in favor of the formalized schedule and having a cut-off date. Mr. J. Barbarotta stated that the teachers are coming to him adding to the list. The committee discussed this point further, it was agreed that 3 years ago the plans were reviewed and the educators input had been sought, this is not the time to add to it. The Chair indicated that of the \$960,000 additional scope items, \$645,000 is included in the budget.

Mr. Ronnow spoke in favor of the floors as being the final touch to the project; he does not foresee the savings that is expected.

Mr. A. Barbarotta indicated that Moracci will be doing the installation of the wireless, the laptops and computers and this is all in the IT department's hands at this time

Ms. Bivona reported that the desks discussed at the last meeting have been issued a P.O., 600 desks are being ordered from the state bid at a cost of \$159 per desk.

The committee discussed the interior signage. Mr. Smolley confirmed that signs are no longer bolted to the walls, the adhesive used does not allow for the signs to peel off the wall. Special glue is used; the double sided tap is only used while the glue is setting. They will look into whether certain letters will break off.

Moved by Ms. Flynn, seconded by Mr. Ronnow to approve the Atlantic Leasing Invoice #19516 dated 12/1/12 in the amount of \$622.50 representing storage trailers.

Mr. J. Barbarotta indicated that is time to get rid of the second one right away, the school is currently storing items in it.

VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Benman Ind. Inv. #327368 dated 10/19/12 in the amount of \$395.82

VOTE: Motion CARRIED 8-0-1 (ABSTENTION: Meisner)

Moved by Ms Flynn, seconded by Ms. Bivona to approve the Canaan Distributors Corp. Inv. # 185702 dated 11/28/12 in the amount of \$1,080 representing the change in doors in the science room.

VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Charter Business Invoice in the amount of \$11,983.52

VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Clear Water Inv. # 39038 dated 09/19/12, Inv. #39037 dated 09/19/12, and Inv. #39033 dated 09/13/12 for a total amount of \$1,725.

This represents a back charge, MJ Daley owes this. O&G agrees.

VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the ERP Group Inv. #3064 dated 12/04/12 in the amount of \$6,567.31 representing demolition of ceilings for stairwells to install HVAC

VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Frank Zaino Inv. # 11 dated 11/30/12 in the amount of \$3,574.8 representing the final inspection of the roof

VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Hauser Equipment Inv. # 50065 dated 12/04/12 in the amount of \$895.

Mr. J. Barbarotta stated that this was due to the overhead door hitting the sneeze guard.

VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the JCJ Architecture Invoice #50 dated 11/30/12 in the amount of \$4,987.80.

VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the O&G Application # 43 dated 12/10/12 in the amount of \$210,128 representing the period through 11/30/12.

VOTE: Motion CARRIED unanimously.

Ms. Bivona left the meeting at 9:02 p.m.

Moved by Ms. Flynn, seconded by Mr. McCabe to approve the William B. Meyer Inv. # C1165/6 dated 11/14/12 in the amount of \$364 and Inv. #C1150/9 dated 11/30/12 in the amount of \$75.00 a total amount of \$439.

VOTE: Motion CARRIED unanimously.

(Ms. Flynn left the meeting at 9:04 p.m.)

Mr. Preusch stated that there is a \$4,400,000 balance, \$2 million in retainage and a \$1 million in contingencies.

The next scheduled meeting is January 9, 2013 at 7:00 p.m. location at the Helen Plumb Building.

There being no further business to discuss the THSBC adjourned by unanimous consent at 9:06 p.m.

Respectfully submitted,

Margaret D. Mastroni, Clerk

AFB MANAGEMENT

CONSTRUCTION • FACILITIES • ENERGY

Job Description	Duration	Estimated Cost	Contractors	Notes
Concession Stand	6 months	\$4-500k	All	Major project/Spring to Summer
Floors/Terrazzo	2 months	\$300k	Special	Looking at VE options/ after hours
Doors	1 month	\$175-\$225k	Hardware	Will need to order doors and install after hours
Window Tint	1 week	\$5k-\$8k	Window	Get daily complaints from coach's
Acoustical Doors	1 week	\$25k-\$30k	Hardware	Will need carpenter to prepare openings
Transcript room	2 weeks	\$5-\$10k	Multiple subs	This room never accounted for in plans/much needed space
CAPT Testing room	3-4 weeks	\$30k +/-	Multiple subs	This room is needed by January
Windows to replace Fire Shutters	1-2 weeks	\$25-\$30k	Window	Need to order new windows. Fire shutters only cover old windows.
Acoustical panels in Band practice room	1 week	\$15k	Acoustical	Needed in band room. Concrete walls and sound bounces all over
Ceramics room door	1 week	\$5k	Multiple	Existing door does not meet ADA requirements
White Boards and Tack Boards	2-3 weeks	\$25k	Carpenter	Many teachers throughout school have requested another board
Smart Boards	1-2 months	\$35k	RNB	We have 97 boards/ five more are requested
Replace Floor base	2-3 weeks	\$35k	Flooring	Needed throughout/old looks bad
Repair some exterior brick work	1-2 weeks	\$15k	Mason	One section of brick has been damaged
Add Motorization to all back boards in gym	2-3 weeks	\$35-\$40kk	Electricians	Boards are raised and lowered by hand drill
Misc. padding in gym	1 -2 weeks	\$9k	JayPro	Already approved
Aux. gym floor replacement	3-4 weeks	\$85k	Flooring	Rejected first time around/revisit
Ceilings in Stairwell	1-week	\$10-\$15k	Ceiling	New ceilings not in contract- had to remove old ceilings to get HVAC installed
Miscellaneous Construction	1-2 months	\$50k+/-	Multiple	Many items requested, lights in display cases in MC, sliding window in security office, new locks in Aud. and bathrooms, box in pipes in classrooms, add theatre office, cut windows in doors, install window blinds, Add electrical outlets, etc... etc...
Add lockers to A & B	1-2 months	\$30k	Locker	Requested by house principals
Mechanical rooms to Conference rooms	1-2 months	\$30k each	Multiple	Option was discusses several times, requested by house principals
Totals	5 months	\$900k+/-	Multiple	All work to be coordinated by AFB

Notes: If started now- work would be completed by approximately April-May



TRUMBULL HIGH SCHOOL
Summary of Bid Results and Cost Estimates
Concession Stand

Construction Cost Goal per
Trumbull Town Council:

\$440,000

Bid Result from 3/23/12
Pecora Brothers:

\$585,596

Budget Estimate Pricing 12/4/12
Fortunato Construction:
KBE Building Corporation:
Pecora Brothers:

\$613,552

\$754,000

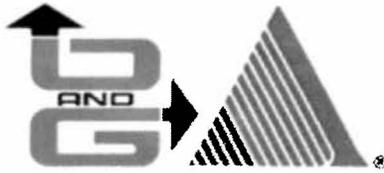
\$767,417

TRUMBULL HIGH SCHOOL
Bid #5888, 5889, 5925 - Phase 2 5
Bid Package Detail
Bid Dates: 3/23/12 & 3/27/12

AFB, JCJ/Wiles Architects
 O&G INDI/AP Construction JV
 3/23/2012

Bid Package	Description	Base Bid	Alt 1	Alt 2	Alt 3	Alt 4	Alt 5	Alt 6	Total Accepted Alternates	Revised Total	Bids Received Per Package	Budget	Awarded Contractor	Contract Amount	Awarded	% Over / (Under)	Variance Over/(under)
2.19	Exterior Ductwork Insulation	\$379,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$379,000		\$500,000	KMK Insulation	\$379,000		-24.20%	(\$121,000)
	KMK Insulation	379,000.00								379,000							
	Air Temp Mechanical Systems	433,000.00								433,000							
	Atlantic Contracting & Specialties									\$0							
	E.R.P. Group									\$0							
	Guarantee Mechanical Services									\$0							
	L&D Mechanical Insulation, Inc									\$0							
	UAP Inc									\$0							
5.01	Concession Stand & Site Work	\$585,596	-\$13,440	\$28,496	\$23,550	\$7,122	\$0	\$0	\$45,728	\$631,324		\$435,767	Pecora Brothers	\$631,324		44.88%	\$195,557
	Pecora Brothers	585,596.00	-13,440.00	28,496.00	23,550.00	7,122.00			45,728.00	631,324.00							
	Bismark Construction Company	715,500.00	-18,190.00	46,600.00	\$0	\$7,400.00			335,810.00	\$751,310.00							
	Gennarini Construction	812,000.00	-13,000.00	\$62,000.00	\$83,000.00	\$13,000.00			\$145,000.00	\$957,000.00							
	Tiago Construction	906,599.00	-\$39,741.00	\$58,000.00	\$120,000.00	\$25,000.00			\$163,259.00	\$1,069,858.00							
	Epifano Builders	912,680.00	-\$25,000.00	\$55,000.00	\$20,000.00	\$7,000.00			\$57,000.00	\$969,680.00							
	A. Seccondino & Son									\$0							
	Mastrobattisto Inc.									\$0							
	Merritt Contractors Inc.									\$0							
	OWI Contractors, LLC.									\$0							
	Scope Construction Company									\$0							
	Vaz Quality Works									\$0							
5.02	Food Service Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$37,800	Boston Showcase	\$0		-100.00%	(\$37,800)
	Boston Showcase									\$0							
	Fountainhead Foodservice Group									\$0							
	H. Weiss									\$0							
	Kittredge Equipment Company									\$0							
	Warehouse Store Fixture									\$0							
	Dwyer Products Corp.									\$0							
5.03	Site Improvements	\$2,033,575	-\$85,000	-\$45,000	-\$35,000	-\$70,000	-\$70,000	\$22,000	-\$283,000	\$1,750,575		\$2,030,978	Guerrera Construction Company	\$1,750,575		-13.81%	(\$280,403)
	Guerrera Construction Company	2,033,575.00	-85,000.00	-45,000.00	-35,000.00	-70,000.00	-70,000.00	22,000.00	-283,000.00	1,750,575.00							
	J. Iapaluccio, Inc.	2,183,400.00	-\$83,000.00	-\$62,700.00	-\$46,200.00	-\$77,100.00	-\$35,200.00	\$33,900.00	-\$270,300.00	\$1,913,100.00							
	Dalling Construction	2,190,322.00	-\$85,000.00	-\$64,000.00	-\$54,000.00	-\$87,000.00	-\$100,000.00	\$47,000.00	-\$343,000.00	\$1,847,322.00							
	Waters Construction	2,289,193.00	-\$99,856.00	-\$66,181.00	-\$64,182.00	-\$100,920.00	-\$156,483.00	\$29,340.00	-\$458,282.00	\$1,830,911.00							
	Colonna Concrete	2,553,877.00	-\$80,000.00	-\$45,000.00	-\$40,000.00	-\$65,000.00	-\$165,000.00	\$15,800.00	-\$379,200.00	\$2,174,677.00							
	John J. Brennan Constructor	2,568,900.00	-\$87,500.00	-\$44,100.00	-\$58,700.00	-\$95,100.00	-\$145,200.00	\$33,300.00	-\$397,300.00	\$2,171,600.00							
	Anthony Julian Railroad Construction	2,679,190.00	-\$85,000.00	-\$57,046.00	-\$59,182.00	-\$121,866.00	-\$141,290.00	\$4,500.00	-\$459,884.00	\$2,219,306.00							
	Richards Corporation	2,887,300.00	-\$10,300.00	-\$28,320.00	-\$13,260.00	-\$47,375.00	-\$61,665.00	\$45,000.00	-\$115,920.00	\$2,771,380.00							
	Camputaro & Son Excavating	3,195,000.00	-\$98,000.00	-\$70,000.00	-\$97,000.00	-\$140,000.00	-\$490,000.00	\$54,000.00	-\$841,000.00	\$2,354,000.00							
	Bruce Mondo									\$0							
	FGB Construction Company									\$0							
	H.I. Stone									\$0							
	M. Rondano, Inc.									\$0							
	Prindle Hill Construction									\$0							
	Stone Construction Co., Inc.									\$0							
	Supreme Industries									\$0							
	Vaz Quality Works, LLC.									\$0							
	Subtotal	\$2,998,171	-\$98,440	-\$16,504	-\$11,450	-\$62,878	-\$70,000	\$22,000	-\$237,272	\$2,760,899	\$0	\$3,004,545		\$2,760,899		-8.11%	(\$243,646)
	Design Contingency & Escalation Allowances									\$0		\$0		\$0		0.00%	\$0
	Building Permit (Fee Waived)	0.0%								\$0		\$0		\$0		0.00%	\$0
	General Conditions									\$150,000		\$150,000		\$150,000		0.00%	\$0
	Preconstruction Fee - Ph 5									\$5,000		\$5,000		\$5,000		0.00%	\$0
	Construction Contingency (5%)	0%								\$0		\$0		\$0		#DIV/0!	\$0
	State Permit Fee (22c/\$1000)	0.026%								\$781		\$781		\$781		-8.11%	(\$63)
	Cost of Work									\$3,160,326		\$2,915,517		\$2,915,517			(\$243,119)
	Insurances	0.75%								\$23,702		\$23,702		\$23,702		-7.71%	(\$1,528)
	CM Bond	0.64%								\$20,226		\$20,226		\$20,226		-7.71%	(\$1,560)
	CM Fee (1.70%)	1.70%								\$53,726		\$53,726		\$53,726		-7.71%	(\$4,143)
	Estimated GMP									\$3,257,980		\$3,257,980		\$5,923,357		-8%	(\$251,240)

ALTERNATES						
Phase 5A	Alt 1 - Change Roofing to Asphalt Shingles	Alt 2 - Add Upper Roof on Eating Area	Alt 3 - Accelerated Schedule	Alt 4 - Ticket Booth Renovation Work		
	-\$13,440	\$28,496	\$23,550	\$7,122		
Phase 5B	Alt 1 - Delete All Plantings	Alt 2 - Delete Cafeteria Terrace	Alt 3 - Delete 2 Parking Lots on W & NW of School	Alt 4 - Delete Concrete Walks at South of School	Alt 5 - Existing Bit Pavement at South Parking Lot	Alt 6 - Concrete Stair to Stadium Field
	-\$85,000	-\$45,000	-\$35,000	-\$70,000	-\$70,000	\$22,000
	-\$98,440	-\$16,504	-\$11,450	-\$62,878	-\$70,000	\$22,000



DRAFT

O&G INDUSTRIES, INC. / A.P. CONSTRUCTION A JOINT VENTURE

TRUMBULL HIGH SCHOOL

72 STROBEL ROAD

TRUMBULL, CT 06611

Renovation Project

CURRENT COST ANALYSIS

December 12, 2012

OWNERS REPRESENTATIVE

AFB MANAGEMENT

622 CLINTON AVE., BRIDGEPORT, CT 06604

ARCHITECT

JCJ ARCHITECTURE, INC. / WILES + ARCHITECTS

38 PROSPECT ST., HARTFORD, CT 06103



Trumbull High School Renovation
Cost Summary Data
12/12/2012

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Construction Costs	
Original GMP	\$ 50,171,603
Original CM Contingency	\$ 2,862,181
Committed Construction Costs at GMP	\$ 47,309,422
Scope Added by Public Bid (BP 2.19 & 5.04)	\$ 733,712
CM Contingency Approved for use for Construction Work	\$ 1,040,950
Approved Change Orders	\$ 2,505,873
Estimated & Pending Changes	\$ 794,234
CM Contingency Remaining	\$ 1,144,786
Sub-Total Projected GMP	\$ 53,528,977
Soft Costs	
Owners Cost - See Breakdown	\$ 11,423,609
Total Project Costs	\$ 64,952,586
Current Bonding Release	\$ 66,672,000
Variance = Current Owner Contingency	\$ 1,719,414
Anticipated Scope Revisions:	
Concession Stand Construction Budget	\$ 465,000
Possible Additional Scope Items - Design	\$ 89,500
Possible Additional Scope Items - Construction	\$ 130,141
Sub-Total Anticipated Scope Revisions	\$ 684,641

TRUMBULL HIGH SCHOOL

Trumbull, Connecticut

OWNER "SOFT" COSTS:

DRAFT

Updated 12/5/12

Line Item	NOTE - (THESE ARE SHOWN FOR GENERAL INFORMATION ONLY, O&GIAP CONST HAS NO ACCURATE RECORD OF, AND NO CONTROL OVER THESE COSTS. OWNER MUST CONFIRM ALL OF THESE COSTS)	Budget	Anticipated Total
1	Land Acquisition		
2	A/E Fees	\$ 3,311,925	\$ 3,523,250
	a. A/E Reimbursables	\$ 151,000	\$ 151,000
3	Misc. Administration Costs	\$ 45,000	\$ 45,000
4	Surveying (For Scope Outside of A/E Fees)	\$ -	\$ -
5	Borings & GeoTech	\$ 11,950	\$ 11,950
6	Traffic Study (inc in A/E Reimbursables)	\$ -	\$ -
7	Peer Review	\$ 12,500	\$ 4,900
8	Testing & Special Inspections	\$ 85,000	\$ 58,072
9	Independent Code Compliance Review	\$ -	\$ -
10	Bid Printing & Mailing	\$ 45,000	\$ 40,462
11	FF&E Consultant	\$ 80,680	\$ 90,680
12	Tech Consultant (inc in A/E Fees \$41,952)	\$ -	\$ -
13	Abatement Consultant	\$ 68,700	\$ 200,000
14	Insurance (Builders Risk)	\$ 163,969	\$ 163,969
15	Legal	\$ 100,000	\$ 100,000
16	Financing (reduced by Finance Director on 4/30/2012)	\$ 1,404,088	\$ 404,088
17	Moving & Storage	\$ 100,000	\$ 100,497
18	CT Educational Permit Fee (By CM)	\$ -	\$ -
19	Commissioning Agent	\$ 167,683	\$ 167,000
20	Owners Representative	\$ 592,400	\$ 915,500
21	Owner Consultant (FZA)	\$ -	\$ 64,833
22	Misc. Work Items Contracted Directly by Owner	\$ 29,546	\$ 46,184
22a	Additional Scope Items Moved to Owner's Budget:		
	Terrazzo Floor Refinishing & Replace Floor Base(Budget)	\$ -	\$ 291,659
	Clean & Repoint Existing Brickwork (Allowance)	\$ -	\$ 15,000
	Replace all doors not included in scope of work	\$ -	\$ 170,950
	Replace existing hardware	\$ -	\$ 37,610

Line Item	NOTE - (THESE ARE SHOWN FOR GENERAL INFORMATION ONLY, O&GIAP CONST HAS NO ACCURATE RECORD OF, AND NO CONTROL OVER THESE COSTS. OWNER MUST CONFIRM ALL OF THESE COSTS)	Budget	Anticipated Total
	Change Keying in Science Rooms	\$ -	\$ 3,600
	Add motorization to backstops	\$ -	\$ 27,500
	Miscellaneous additional padding in gymnasium	\$ -	\$ 8,820
	Add Theater Office (Allowance)	\$ -	\$ 1,500
	Added Marker & Tack Boards	\$ -	\$ 25,000
	Gym Window Tinting	\$ -	\$ 8,200
	HVAC Controls for Locker Room Area	\$ -	\$ 12,000
	Add Acoustical Doors at Bandroom	\$ -	\$ 21,317
	Additional Windows	\$ -	\$ 29,500
	Vestibule Ceilings at 4 Stairwells (Budget)	\$ -	\$ 20,000
	Repairs to structure & Roof due to Wind Damage (insurance?)	\$ -	TBD
	Roof access & lighting	\$ -	TBD
	Subtotal of additional Scope Items		\$ 672,656
23	Building Official Fees - Local Review	\$ 9,500	\$ 9,500
24	F.F. & E - per email from JCJ dated 10/3/2012	\$ 919,320	\$ 1,214,106
	Furnish Additional Desks per THSBC 11/14/12	\$ -	\$ 96,000
25	Technology Equipment per email from JCJ dated 10/3/2012	\$ 750,000	\$ 1,153,590
	Police Communication System	\$ -	\$ 97,291
	New to Program - 90 Computers - add in JCJ email 10/3/2012	\$ -	\$ 82,620
26	Telephone System (Portion to be bought direct by Owner)	\$ 125,000	\$ 115,461
27	Security	\$ -	\$ -
28	On Site work by Town (2010)	\$ 25,000	\$ 25,000
29	Paving by Town - 2012 (Allowance)	\$ -	\$ 770,000
30	Abatement (Allowance)	\$ 750,000	\$ 800,000
31	Fire Safing (Allowance)	\$ -	\$ 300,000
	SUBTOTAL - SOFT COSTS (ESTIMATED)	\$ 8,948,261	\$ 11,423,609