



TOWN OF MONROE

EMS BUILDING COMMITTEE

MINUTES

Special Meeting – May 26, 2021 – 6:00 PM

PRESENT: Terry Rooney, Chairperson
Michael A. Vitello
Domenic J. Paniccia
John Brenna
Robert Westlund

ABSENT: John Ostaszewski

ALSO PRESENT: John Kwasniewski, Burlington Construction Company

PLEDGE OF ALLEGIANCE

Chairperson Rooney led in the Pledge of Allegiance.

CALL TO ORDER

The meeting was called to order by Chairperson Terry Rooney at 6:06 PM.

APPROVAL OF MINUTES

Approval of minutes from previous meeting.

Discussion: Member Paniccia motioned to add the approval of Vision electrical of Torrington electrical Contractor chosen to the minutes

MOTION PASSED 4-0

Rooney was not present at meeting therefore was unable to vote on change and reclosed.

OLD BUSINESS

Discussion to finalize costs for EMS building: Member Paniccia questioned monetary responsibility in regard to permitting costs for state. Discussion revealed cost of State permits will be paid by Town as they were not itemized in contractor packets as a contractor responsibility. Cost per state permits are expected to be around \$1000 and it was noted for future projects.

Deputy Chief Craig Rosenburg made request for copper line to building for communications.

John K Project Manager for Burlington construction responded that they will have the ground open and it would not be an issue to add at that time.

Committee reviewed budget supplied by Burlington construction.

Motion: D. Pannicia

To approve Budget supplied by Burlington Construction.

Second J. Brenna

MOTION PASSED 5-0

NEW BUSINESS

None.

Motion to adjourn: M. Vitello

Second: R. Westlund

Meeting adjourned at 7:08 PM.

Respectfully submitted,

Jessica Bucci

Office & Communication Assistant, First Selectman's Office



**ADDITIONS & ALTERATIONS
MONROE EMERGENCY MEDICAL SERVICE**

Monroe, Connecticut

***ATTACHMENT TO THE GUARANTEED MAXIMUM PRICE AMENDMENT
GUARANTEED MAXIMUM PRICE (GMP)***

May 17, 2021

**ARCHITECT
Jacunski Humes Architects, LLC
Berlin, CT**

**PREPARED BY: JUSTIN GIAMPAOLO
PRESIDENT**

ADDITIONS & ALTERATIONS

GUARANTEED MAXIMUM PRICE

TABLE OF CONTENTS

May 17, 2021

	<u>Page</u>
Exhibit A GMP Cost Summary	1
Exhibit B Trade Bid Tabs	2
Exhibit C Schedule of Value Engineering Items	3
Exhibit D Total Project Budget	4

EXHIBIT A

ADDITIONS & ALTERATIONS

Monroe, Connecticut

17-May-21

GMP COST SUMMARY

	QTY	U/ M	GMP COSTS
CONSTRUCTION COSTS:			
1			\$3,421,101
2			ALLOWANCES
			a. Trade Contractor Allowances- N/A
			\$0
			b. Moving/Storage Expenses
			c. Advertising
3			Accepted Alternates- Exhibit F
			\$0
4			Value Engineering Items- Exhibit G
			(\$131,330)
5			Building Permit (State Education Fee)
			\$1,089
6			Zoning Permit
			Subtotal:
			\$3,290,860
REIMBURSABLES			
7			CM REIMBURSABLES
			\$358,270
			Subtotal:
			\$358,270
			Cost of the Work
			\$3,649,130
CONTINGENCY:			
8			CM CONTINGENCY
		5%	\$182,457
9			ESCALATION CONTINGENCY
			\$70,000
			Cost of the Work incl. Contingencies
			\$3,901,587
C.M. FEES:			
9.1			PRECONSTRUCTION PHASE FEE
			\$15,000
9.2			CM FEE
			\$136,556
			3.50%
		%	\$152,081
			Subtotal:

C.M. BOND & INSURANCE

10 PERFORMANCE & PAYMENT BONDS

11 GL INSURANCE

0.06 %

0.0650 %

Subtotal:

\$24,322

\$25,360

\$49,682

\$4,103,349**TOTAL - 1 GMP COST****Additions & Alterations Monroe EMS****Trade Contractor Costs****Monroe CT****May 17, 2021**

Bid Pkg	Trade	Contractor	Notes	Price
1.02a	Abatement & Demolition	Cisco Environmental		\$ 147,000.00
1.02b	Sitework	Nagy Brothers		\$ 570,000.00
1.02c	Landscape	Conaghan Landscaping		\$ 38,900.00
1.03	Concrete	Anton Construction		\$ 120,000.00
1.04	Masonry	Filloramo		\$ 63,000.00
1.05	Metal Fabrications	Engineered Building		\$ 89,500.00
1.06a	General Trades	Epifano		\$ 105,500.00
1.06b	Rough Carpentry	Epifano		\$ 243,900.00
1.06c	Millwork	White Dog		\$ 77,000.00
1.07a	Insulation	Anchor Insualtion		\$ 44,850.00
1.07b	Roofing	The Imperial Company		\$ 98,100.00
1.07c	Exterior Trim & Siding	Ultimate Construction		\$ 109,350.00
1.08a	Aluminum Storefronts and Windows	K-Man Glass		\$ 126,390.00
1.08b	Doors, Frames & Hardware	Builders Hardware		\$ 37,200.00
1.09a	Drywall & Acoustical Ceilings	Acoustics, Inc.		\$ 224,911.00
1.09b	Flooring	Barral & Konover		\$ 139,500.00
1.09c	Painting	Professional Painting		\$ 62,400.00
1.21	Fire Protection	H.H.S. Mechanical		\$ 94,200.00
1.22	Plumbing	Performance		\$ 185,500.00
1.23	HVAC	A&B Mechanical		\$ 272,000.00
1.26	Electrical	Vision Electric		\$ 571,900.00
				\$3,421,101.00

EXHIBIT C

ADDITIONS & ALTERATIONS

Value Engineering Items May
17, 2021

Allowance No.	Description/Purpose of Allowance	Qty	Unit of Measure	Unit Rate	Total Included
1	Lighting Package Alternate				\$ (7,500.00)
2	Cast Iron to PVC - Waste Lines				\$ (11,800.00)
3	Copper to Pex - Domestic Plumbing Lines				\$ (9,500.00)
4	Alternate HVAC Equipment Manufacturers				\$ (5,000.00)
5	Omission of Painting Exterior PVC Trim				\$ (8,400.00)
6	Reduction in Storm Water Treatment System & Rear Parking Lot				\$ (50,000.00)
7	Elimination of Snow Melt System				\$ (8,900.00)
8	Aluminum Feeders in lieu of Copper Feeders				\$ (10,000.00)
9	LVT Flooring Substitute				\$ (4,000.00)
10	Quartz Countertop Substitute				\$ (7,680.00)
11	Omission of Barrier 1 From Concrete				\$ (1,350.00)
12	Use linesets with ½" insulation in lieu of hard copper piping and the 1" insulation				\$ (4,500.00)
13	PVC for Condensate Piping in lieu of copper & omit condensate insulation				\$ (2,700.00)
TOTAL CM VE ITEMS					(\$131,330.00)

SUMMARY DATA		
2021 PROJECT: Monroe EMS		Report # 1 Proj. 4584600
COMPLETION DATES	ORIGINAL	CURRENT
Project	30Jun22	30Jun22
PHYSICAL PROGRESS PERCENTAGE COMPLETE	ORIGINAL	CURRENT
Project	0%	0%
GMP STATUS	ORIGINAL	CURRENT
Original GMP	\$4,234,679.00	\$0.00
GMP Approved Revisions	\$0.00	\$0.00
GMP Pending Revisions- 80% of Current VE Listing	(\$105,600.00)	\$0.00
Revised GMP	\$4,129,079.00	\$0.00
OWNER'S SOFT COSTS	ORIGINAL	CURRENT
CA Fee	\$37,000.00	\$0.00
Asbestos Consultant	\$5,000.00	\$0.00
Testing/Inspection	\$20,000.00	\$0.00
F, F & E	\$125,000.00	\$0.00
Telephone/Data	\$25,000.00	\$0.00
Technology	\$50,000.00	\$0.00
Building Equipment/AV/Radio	\$38,000.00	\$0.00
Builders Risk	\$10,000.00	\$0.00
Moving Expense	\$5,000.00	\$0.00
Legal Costs/Admin Costs	\$5,000.00	\$0.00
	\$320,000.00	
OWNER'S CONTINGENCY	ORIGINAL	CURRENT
Original Contingency	\$110,000.00	\$0.00
Contingency Revisions (Including Pending)	\$0.00	\$0.00
Revised Contingency	\$110,000.00	\$0.00
Project Total	\$4,559,079.00	\$0.00