

CTF Meeting Minutes

Meeting attended by:	Keely Schneider, Alan Barlow, Bonnie Postlethwaite, Diane Cassity, Don Wakefield, Marilyn Carpenter, Tom Everitt, Lamar Hicks, Jane Gilbreath Amy Eckhoff
Absent from meeting:	Kendyl Gibbons, Tom Pistorius, Chuck Downing
Date:	March 1, 2017
Time:	6:30PM
<p>Topic #1 Notes: Alan distributed copies of the updated budget tracker (attached). There are no outstanding invoices.</p> <p>Action Items:</p> <ul style="list-style-type: none"> • None 	
<p>Topic #2 Notes: The pre-bid meeting and walk-thru opportunity was held on February 9th. Bids were originally due to GW's office by February 21st, but at the request of potential bidders that date was moved back one week to February 28th. As a result, the CTF moved its meeting from February 22nd to March 1st.</p> <p>GW provided a tabulation of the bids (attached). Four bids ranging from \$2.284M to \$2.645M were received. There was lengthy discussion of possible responses to the higher than expected bid range. It was decided that GW will reach out to the two lowest bidders (Straub & Turner) to determine either/both's willingness to engage in further discussion of their bids. If either indicates a willingness to do so, we want to explore a better understanding of the areas where there are significant differences in their bids when compared to our cost estimate what either's thoughts are on how we can get this project closer to the cost estimates. Anything that does not materially alter the approved design is open to discussion, i.e., phasing the HVAC, construction trailers, the lantern, etc.</p> <p>It was decided that if there is some realistic movement from either or both, we will engage in further efforts to get to an essential point with one of them for the scope of the project at what cost.</p> <p>Action Items:</p> <ul style="list-style-type: none"> • Amy to speak with Straub and Turner to see what they can do to get the cost down. • Amy will develop a list of possible alternates to help the GCs plus ask them for their suggestions. • Amy will review attempt to provide us with 1) any understanding of why our current numbers may be so far off from the cost estimate and 2) any suggestions for alternates GW's engineers can offer. 	
<p>Topic #3 Notes: There was discussion of comments from the congregation regarding floor and wall finishes for the new lobby/gallery.</p> <p>Action Items:</p> <ul style="list-style-type: none"> • The CTF will consider congregants' comments regarding finishes and endeavor to resolve concerns. 	
<p>Topic #4 Notes: There was discussion of the next CTF church chat to be held Sunday, March 5th. There is a Sunday Plus lunch on that date and Bragg has been reserved. The congregation will be updated on project status.</p> <p>Action Items:</p> <ul style="list-style-type: none"> • CTF members will contribute desserts to the lunch. Marilyn will coordinate. 	

Topic #5 Notes:

There was discussion of progress on the development of a transition plan and communications with staff regarding their needs.

Action Items:

- None

Topic #6 Notes:

Report of the CTF meeting of February 8, 2017 were circulated by email and no comment(s) received. All present indicated approval.

Action Items:

- None

Next Meeting: TBD

Project Cost Analysis
ASUUC Renovation

Total Renovation Budget							\$1,775,000.00
Construction Budget							\$1,383,900.00
	Budget	Paid	Invoiced- Unpaid	Total			
Supplies/Materials				0.00			
Contractor Payments				0.00			
Landscaping				0.00			
Other				0.00			
Other				0.00			
Other				0.00			
Total Construction Costs				0.00			
Construction Budget Balance					\$1,383,900.00		
Owner Expense & Soft Costs Budget							\$191,877.00
	Budget	Paid	Invoiced- Unpaid	Total			
Architect/Engineering Fees	\$130,390.00	\$68,579.04		\$68,579.04			
Consultant Fees				\$0.00			
Inspections, Testing, Site Surveys	\$10,000.00	\$5,750.00		\$5,750.00			
Environmental Testing/Abatement	\$10,000.00			\$0.00			
Permit Fees	\$12,387.00	\$5,230.50		\$5,230.50			
Builder's Risk Insurance	\$4,100.00			\$0.00			
Signage	\$5,000.00			\$0.00			
Furniture/Fixtures/Equipment	\$10,000.00			\$0.00			
Information Technology Expenses	\$5,000.00			\$0.00			
Moving/Temporary Office Expenses	\$5,000.00			\$0.00			
Other							
Total Soft Costs	\$191,877.00			\$79,559.54			
Project Soft Costs Budget Balance					\$112,317.46		
Contingencies							
	Budget	Used	Unused				
Owner's Contingency	\$64,056.00		\$64,056.00				
Construction Contingency	\$127,167.00		\$127,167.00				
Architect's Contingency	\$8,000.00		\$8,000.00				
Contingency Totals	\$199,223.00	\$0.00	\$199,223.00				
Total Renovation Budget Balance							\$1,695,440.46

ALL SOULS UNITARIAN UNIVERSALIST CHURCH

4501 Walnut
Kansas City, MO

GastingerWalker&

Project No.:2016.563
Date: 1 March 2017

General Contractor Bid Comparison Analysis

Bid Submittal	STRAUB	TURNER	CENTRIC	JE DUNN	COST ESTIMATE
Submitted on Time (Y/N)	10 min late	Y, info sent next day	Y	10 min late	
Completed Bid Form (Y/N)	Y	Y	Y	Y	
Acknowledged Addenda (Y/N)	Y	Y	Y	Y	
Verified Insurance Capacity (Y/N)	Y	Y		Y	
MBE / WBE participation	generic	generic		Y	
Submitted Schedule (Y/N)	Y	Y		Y	
Submitted Resumes (Y/N)	Y	Y	Y	Y	
Provided references (Y/N)	Y	Y	Y	Y	
Trade:					
General Requirements	\$ 181,496.00	\$ 302,053.00	\$ 284,000.00		\$180,964.00
Demolition/Site	\$ 110,414.00	\$ 75,360.00	\$ 234,031.00		\$111,855.00
Concrete	\$ 185,877.00	\$ 281,472.00	\$ 148,200.00		\$125,468.00
Masonry	\$ 79,800.00	\$ 138,945.00	\$ 100,701.00		\$133,776.00
Structural Steel	\$ 172,555.00	\$ 97,246.00	\$ 153,442.00		\$78,438.00
Carpentry					
Insulation					
Roofing and Metal					
Caulking and Waterproofing					
Doors, Frames and Hardware					
Glass and Glazing					
Drywall					
Finishes: Flooring, Ceilings, Painting					
Specialties (includes scopes listed above)	\$ 728,383.00	\$ 595,849.00	\$ 745,645.00		\$520,309.00
Elevator	\$ 84,900.00	\$ 84,500.00	\$ 84,500.00		\$60,000.00
Plumbing	\$ 18,750.00	\$ 22,000.00	\$ 18,227.00		\$18,936.00
HVAC	\$ 459,445.00	\$ 419,445.00	\$ 518,242.00		\$313,999.00
Electrical	\$ 115,720.00	\$ 153,700.00	\$ 116,470.00		\$145,250.00
Insurance, Overhead & Profit	\$ 146,660.00	\$ 155,250.00	\$ 170,542.00		\$92,482.00
Contingency	\$ -	\$ -			
BASE BID	\$ 2,284,000.00	\$ 2,325,820.00	\$ 2,574,000.00	\$ 2,644,588.00	\$1,781,477.00
Alternates:					
1. Brick Veneer (provide all new in lieu of salvage)	\$ -	\$ -	\$ (5,950.00)	\$ -	
2. Construct new retaining wall at Conover	\$ 30,000.00	\$ 26,205.00	\$ 5,812.00	\$ 31,484.00	
3. Provide painted steel railing instead of glass	\$ (22,000.00)	\$ (17,423.00)	\$ (3,888.00)	\$ (5,000.00)	
4. Add replacement of roof over Conover	\$ 105,000.00	\$ 167,785.00	\$ 86,088.00	\$ 148,080.00	
5. Add (4) additional skylights	\$ 14,000.00	\$ 15,390.00	\$ 21,205.00	\$ 10,653.00	
6. Add ductwork cleaning	\$ 25,000.00	\$ 25,335.00	\$ 35,414.00	\$ 21,477.00	
7. Provide Encore wood wall system instead of LO	\$ 6,000.00	\$ 13,973.00	\$ 2,666.00	\$ -	
Voluntary Alternate A - Alt Elevator Manufacturer	\$ (16,161.00)	\$ (18,339.00)			
Voluntary Alternate B - Helical Piers in lieu of drilled	\$ (18,000.00)				
Unit Prices					
1. Drilled Pier	\$ 180.00	\$ 143.75	\$ 87.00	\$ 500.00	
2. LWIC Repair on Roof	\$ 10.00	\$ 25.30	\$ 25.00	\$ 25.00	
Total Bid including alternates 3; VA-A, VA-B	\$ 2,227,839.00	\$ 2,290,058.00	\$ 2,570,112.00	\$ 2,639,588.00	\$ 1,781,477.00
Construction Contingency	\$ 127,167.00	\$ 127,167.00	\$ 127,167.00	\$ 127,167.00	\$ 127,167.00
Owner Contingency	\$ 69,195.00	\$ 69,195.00	\$ 69,195.00	\$ 69,195.00	\$ 69,195.00
Total including Contingencies	\$ 2,424,201.00	\$ 2,486,420.00	\$ 2,766,474.00	\$ 2,835,950.00	\$ 1,977,839.00