

CTF Meeting Minutes

Meeting attended by:	Alan Barlow, Bonnie Postlethwaite, Don Wakefield, Chuck Downing, Marilyn Carpenter, Tom Everitt, Lamar Hicks Amy Eckhoff (GW), Jane Wilson
Absent from meeting:	Jane Gilbreath, Tom Pistorius, Kendyl Gibbons, Keely Schneider, Diane Cassity,
Date:	March 11, 2017 (Special Meeting)
Time:	10:00AM
Topic #1 Notes: Following receipt of construction bids, GW reached out to the two lowest bidders (Straub & Turner) to inquire if they would be willing to discuss options for reducing costs. GW provided some cost reduction ideas and asked for suggestions from the bidders. Both responded with reductions. Straub itemized their response. Turner did not. The CTF and Amy Eckhoff met to analyze the follow-up data and perform a further cost reduction exercise. The CTF reviewed the bid tabulation comparison Amy prepared (see attached 2016.563_ASUUC Bid Tabulation_3-11-2017) by each possible reduction item and identified areas where the CTF felt costs could be reduced without materially altering the design. Action Items: <ul style="list-style-type: none">• Tom E. is to prepare a summary of the low bid (Straub) after cost reductions, with comparison of the impact on the project budget, for delivery to the Steering Committee for their March 14th meeting (see attached ASUUC Bid Reduction Projection_3-11-2017v2).	
Next Meeting: Wednesday, March 22, 2017 at 6:30PM, in Conover at ASUUC	

ALL SOULS UNITARIAN UNIVERSALIST CHURCH

4501 Walnut
Kansas City, MO

GastingerWalker&

Project No.:2016.563
Date: 11 March 2017

Bidder	STRAUB	CTF Budget	COST ESTIMATE
Trade:			
General Requirements	\$ 181,496.00		\$180,964.00
Demolition/Site	\$ 110,414.00		\$111,855.00
Concrete	\$ 185,877.00		\$125,468.00
Masonry	\$ 79,800.00		\$133,776.00
Structural Steel	\$ 172,555.00		\$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		\$520,309.00
Elevator	\$ 84,900.00		\$60,000.00
Plumbing	\$ 18,750.00		\$18,936.00
HVAC	\$ 459,445.00		\$313,999.00
Electrical	\$ 115,720.00		\$145,250.00
Insurance, Overhead & Profit	\$ 146,660.00		\$92,482.00
Contingency	\$ -		
BASE BID	\$ 2,284,000.00	\$1,383,900	\$1,781,477.00
Bid Alternates			
Bid Alternates - Add-on			
1 Brick Veneer (provide all new in lieu of salvage)	\$ -		
2 Construct new retaining wall at Conover	\$ 30,000.00		
3 Add replacement of roof over Conover	\$ 105,000.00		
4 Add (4) additional skylights	\$ 14,000.00		
5 Add ductwork cleaning	\$ 25,000.00		
6 Provide Encore wood wall system instead of LO	\$ 6,000.00		
Bid Alternates - Reduction			
1 Provide painted steel railing instead of glass	\$ (22,000.00)		
Voluntary Alternates:			
1 Eliminate underground ductwork and provide multi-port heat pump for office areas. Keep hydronic for other areas.	\$ (74,480.00)		
2 Eliminate hydronics in other areas and use traditional split system with gas	\$ (66,430.00)		
3 Eliminate hydronics, boiler, pumps and expansion tank. Provide VRF system. (Still improves energy efficiency)	\$ (100,900.00)		
4 Delete fabric banners in music room	\$ (8,690.00)		
5 Delete painting curtain wall fins			
6 Delete structural shoring during excavation (may not be feasible)			
7 Provide Thyssen Krupp elevator in lieu of Kone	\$ (16,161.00)		
8 Delete polished concrete and provide carpet tile in all spaces	\$ (5,135.00)		
9 Change lobby carpet to same as office carpet	\$ 140.00		
10 Provide solid surface (Corian) in lieu of quartz (stone-look) on music room casework			
11 Provide helical piers in lieu of drilled piers	\$ (18,000.00)		
12 Delete skylights in lobby (2 thus)	\$ (4,941.00)		
13 Delete lantern at music room entirely (add ceiling and can lights)	\$ (26,993.00)		
14 Where LWIC (gypsum) is deteriorated on existing roof, remove material and infill with polyiso insulation instead of LWIC			
15 Delete cover board from roof system			
16 Provide 60 mil TPO with 20 year warranty in lieu of EPDM			
17 Reduce roof insulation to R20 in lieu of R25			
18 Change roof system to R25 polyiso, mechanically fastened, no cover board, 60 mil, 20 year warranty, Versico	\$ (60,346.00)		
19 Delete repairs to Warwick entry wall	\$ (2,992.00)		
20 Eliminate wing wall outside of corner of office 109	\$ (4,991.00)		
21 Delete sod and provide hydro-seed			
22 Delete brick veneer on elevator penthouse, provide EIFS	\$ 272.00		
23 Steel and Metal: delete steel plate trim at south window, reduce width of entry canopy, reduce depth of west roof overhang	\$ (11,699.00)		
24 Reduce gauge of sheet metal roof flashings to .032 instead of .050	\$ (2,654.00)		
25 Provide Falcon brand door hardware			
26 Use space inside church for construction office, no job trailer	\$ (5,600.00)		
27 Delete temporary cooling for Bragg Auditorium	\$ (40,000.00)		
28 Delete isolation joint at perimeter of slab construction	\$ (1,250.00)		
29 Delete wood acoustical panels in music room	\$ (16,132.00)		
30 Change casework if music room from finished wood to wood-look plastic laminate	\$ -		
31 Change storefront system to standard thermally broken in lieu of SSG	\$ (6,500.00)		
32 Delete large panel building sign	\$ (5,100.00)		
33 Delete cove lighting and controls in music room	\$ (10,500.00)		
34 Options for lower cost light fixture package (does not clarify if still LED)	\$ (4,000.00)		
35 Delete electronic controls for card reader access doors (keep rough in)	\$ (17,247.00)		
36 Change east elevation to brick with (2) punched windows	\$ (6,948.00)		
Savings Subtotal	\$ (383,846.00)		
Total with Feasible Alternates	\$ 1,900,154.00	\$1,383,900.00	\$1,781,477.00
Construction Contingency	\$ 127,167.00	\$127,167.00	\$ 127,167.00
Owner Contingency	\$ 64,056.00	\$64,056.00	\$ 64,056.00
Architect Contingency	\$8,000.00	\$8,000.00	\$8,000.00
Total including Contingencies	\$ 2,099,377.00	\$1,583,123.00	\$1,980,700.00
Owner Expense & Soft Cost Budget	\$191,877.00	\$191,877.00	\$191,877.00
Total including Contingencies & Owners Expense & Soft Costs	\$2,291,254.00	\$1,775,000.00	\$2,172,577.00
Variance from CTF Budget	\$516,254.00	\$0.00	\$397,577.00