

CTF Meeting Minutes

Meeting attended by:	Keely Schneider, Alan Barlow, Bonnie Postlethwaite, Diane Cassity, Don Wakefield, Marilyn Carpenter, Tom Everitt, Lamar Hicks, Jane Gilbreath
Absent from meeting:	Kendyl Gibbons, Tom Pistorius, Chuck Downing,
Date:	March 22, 2017
Time:	6:30PM
<p>Topic #1 Notes: Alan distributed copies of the updated budget tracker (attached). Two invoices have been received and paid in March totaling \$30,300.34. Total CTF expenditures as of March 22nd are \$109,859.88. There are no outstanding invoices.</p> <p>Action Items:</p> <ul style="list-style-type: none"> • None 	
<p>Topic #2 Notes: It was reported that in response to the higher than expected bids, the Steering Committee at its meeting on March 14th, requested the CTF to collect information on the following:</p> <ol style="list-style-type: none"> 1. Reasons for the gap between cost estimates and bids received; 2. Impact on lowest bids by reducing the scope of the renovation to: <ul style="list-style-type: none"> ➤ Delete the music room; ➤ Delete all new construction; ➤ Phased contracts; <p>Don and Tom E. met with Amy Eckhoff on March 16th to ask that she compile the requested information for discussion by the CTF at its March 22nd meeting. Though she could not attend the CTF meeting, Amy submitted the following documents by email to inform the CTF's discussion:</p> <ol style="list-style-type: none"> 1. Project Scope Change Options, March 22, 2017 (attached) 2. STR Historical Data document (attached) 3. 2016.563_ASUUC Bid Tabulation (attached) <p>There was lengthy discussion of the information Amy sent and the options for going forward with the renovation. CTF members reported anecdotal experience of rising construction costs in addition to the data delivered by Amy. The CTF concluded that all cost reductions that can be achieved without altering the approved design have been identified. The information from Amy indicates that potential savings to be achieved by deleting the music room is closer to \$142K than the \$400K speculated. The estimated cost of the work deleting all new construction is \$1.448M. The CTF decided that a report of the discussion and the information received from Amy be drafted and delivered to the Steering Committee.</p> <p>Action Items:</p> <ul style="list-style-type: none"> • Tom E. to draft report to Steering Committee. 	
<p>Topic #3 Notes: There was discussion of CTF meeting schedule after March 22nd. It was agreed to continue to meet every two weeks as has been the schedule. The meeting schedule will be 6:30PM on the following Wednesdays: April 5th April 19th May 3rd May 17th</p>	

May 31st

Action Items:

- A meeting location at ASUUC for each of the above dates is to be requested.

Topic #4 Notes:

Don reported that the agreement with KCAI for parking spaces in the KCAI lot on the south end of the main campus, between Baty House and the Dodge Building, is underway and that the ASUUC “security team” is placing/removing signage in the lot on Sundays as agreed with KCAI. The spaces are not yet being fully utilized by ASUUC.

Tom E. reported the following regarding parking activities:

- Tom E. will reach out to American Century representatives in an effort to get a meeting to discuss parking opportunities on their premises by March 24th.
- Tom E. spoke in person with KCMO Public Works Director, Sherri McIntyre, on March 10th regarding a request on behalf of adjoining property owners to relax parking restrictions on the west side of Walnut. At her direction, a description of the request was put in writing and left with her for the purpose of initiating the process. Tom E.’s contact information was included with the written request. Subsequently, Tom E. received an email notice that the “KCMO 3.1.1 Action Center” had received the Request for Service (Email attached).

Action Items:

- Tom E. to make contact with American Century to set up an appointment or talk to them.
- Tom E. to monitor status of KCMO Request for Service.

Topic #5 Notes:

The next church chat regarding the renovation will be April 9th and will be led by the Steering Committee. The congregation will be updated on project status.

Action Items:

- None

Topic #6 Notes:

Reports of the CTF meetings held March 1, 2017 and March 11, 2017 are pending and will be circulated for approval by email.

Action Items:

- Tom E. to complete and circulate meeting reports for approval.

Next Meeting: Wednesday, April 5, 2017 at 6:30PM, in Conover at ASUUC.

Memo

DATE	22 March 2017
TO	Tom Everitt & Don Wakefield All Souls Construction Task Force
CC	file
FROM	Amy Eckhoff, AIA, NCARB
RE	All Souls Unitarian Universalist Church Project Scope

PROJECT SCOPE CHANGE OPTIONS

Straub Construction reviewed the order of magnitude for two cost reduction options, described below. These estimates are based off comparisons and bids, but cannot be refined until construction documents are revised to fully illustrate all changes and scopes of work.

OPTION 1: REMOVE MUSIC ROOM

Remove the music room including foundations, exterior walls, the lantern and all related doors, mechanical, electrical, lighting and finishes. This includes construction of a brick wall on the west side of the entrance vestibule (to replace the east wall of the music room). This wall will require structural steel bracing inside the wall for lateral structural support.

Straub estimates this would reduce the overall bid by approximately \$142,315.00. This is approximately \$284.63 per square foot.

OPTION 2: DELETE NEW ADMINISTRATION ADDITION AND MUSIC ROOM

Remove the new construction portion of the project entirely. The construction of the elevator; renovation of the lobby (including carpet and art wall panel replacement); roof repair and replacement; tuckpointing brick; repairs at lower level fire walls; and as-designed HVAC system replacement. This does not include replacement of the roof over Conover.

Straub estimates the cost of this work would be approximately \$1,448,000. This could still be reduced by \$60K by reducing the quality of the roof system (VE option #18). This could allow room in the budget to replace the roof over Conover.

COST ESTIMATE

An independent cost estimate was generated by STR Partners LLC based on our drawings at 50% of completion. At 50%, we can expect the majority of major systems and components of the design are represented. However, the finer details and specific materials are not fully illustrated. Given that,

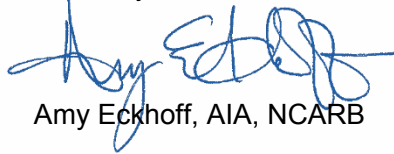
there is an expected contingency of approximately 10% placed on an estimate performed at 50%. That put the expected cost range between \$1,781,000 and \$1,959,000.

Very recently, just in the last few months, the construction industry has seen a spike in construction costs. This has been related by several contractors and we are seeing it in recent bids. Tom McGing, our estimator with STR, has recently spoken with several other estimators at the American Society of Professional Estimators and they are all reporting a sharp increase in bid cost just since the beginning of 2017.

STR provided the attached example, which illustrates a recent example project where the client has repeated a similar scope in different locations over the last few years. The actual cost per sq ft was \$128.97 in September 2015 and \$116.47 in October 2016. Two additional projects, both bid in February 2017, are each over \$220.00. This sharp increase, over only 4 months, is unprecedented.

We have seen interior renovation work increase from \$50 / sf up to \$90 / sf on two recent projects in our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Amy Eckhoff". The signature is fluid and cursive, with the first name "Amy" being more prominent than the last name "Eckhoff".

Amy Eckhoff, AIA, NCARB

END

J:\All Souls Unitarian Universalist Church\2016.563 AllSouls Renovation and Addition\1 Design\Written\2016.563 ASUUC Project Scope Options_22Mar2017.docx



Historical Cost for Learning Commons Renovation

STR Partners LLC

2/13/17

Data Date Gross Size in S.F.	Completed Projects				Current Projects			
	Central September-15		Harper and WJHS October-16		Romona February-17		McKenzie February-17	
	7,700 s.f.	11,260 s.f.	5,423 s.f.	6,416 s.f.				
	Breakdown	Cost / S.F.	Breakdown	Cost / S.F.	Breakdown	Cost / S.F.	Breakdown	Cost / S.F.
General Trades								
Demo	\$20,160	\$2.62	\$44,649	\$3.97	\$35,650	\$6.57	\$35,850	\$5.59
Concrete		\$0.00	\$0	\$0.00	\$20,400	\$3.76	\$23,000	\$3.58
Masonry	\$23,950	\$3.11	\$16,908	\$1.50	\$16,000	\$2.95	\$6,200	\$0.97
Steel	\$17,120	\$2.22	\$17,450	\$1.55	\$5,100	\$0.94	\$3,500	\$0.55
Carpentry	\$7,300	\$0.95	\$160,275	\$14.23	\$75,424	\$13.91	\$97,742	\$15.23
Roofing		\$0.00	\$0	\$0.00	\$2,500	\$0.46	\$0	\$0.00
HM door	\$13,608	\$1.77	\$15,347	\$1.36	\$42,806	\$7.89	\$25,897	\$4.04
Glazing	\$12,700	\$1.65	\$40,690	\$3.61	\$58,300	\$10.75	\$45,800	\$7.14
Metal guards		\$0.00		\$0.00	\$4,170	\$0.77	\$0	\$0.00
Gypsum	\$35,880	\$4.66	\$29,208	\$2.59	\$40,440	\$7.46	\$36,975	\$5.76
ACT	\$63,000	\$8.18	\$46,855	\$4.16	\$41,250	\$7.61	\$40,650	\$6.34
Flooring	\$44,500	\$5.78	\$89,737	\$7.97	\$83,825	\$15.46	\$109,510	\$17.07
Painting	\$17,800	\$2.31	\$38,809	\$3.45	\$19,900	\$3.67	\$18,000	\$2.81
Visual Board		\$0.00		\$0.00	\$9,752	\$1.80	\$11,058	\$1.72
Operable wall		\$0.00	\$6,850	\$0.61	\$23,000	\$4.24	\$11,850	\$1.85
Marker board	\$3,963	\$0.51	\$4,348	\$0.39	\$1,500	\$0.28	\$0	\$0.00
Project Screen		\$0.00		\$0.00	\$4,245	\$0.78	\$5,358	\$0.84
Stage Curtain		\$0.00		\$0.00	\$0	\$0.00	\$9,685	\$1.51
Roller shades	\$3,700	\$0.48		\$0.00	\$0	\$0.00	\$1,650	\$0.26
Millwork	\$65,000	\$8.44	\$58,866	\$5.23	\$113,000	\$20.84	\$91,814	\$14.31
Plumbing	\$1,500	\$0.19		\$0.00	\$17,685	\$3.26	\$12,273	\$1.91
Fencing		\$0.00		\$0.00	\$5,550	\$1.02	\$0	\$0.00
Supervision	\$12,786	\$1.66			\$15,780	\$2.91	\$17,780	\$2.77
Submittal		\$0.00	\$7,500	\$0.67	\$0	\$0.00	\$0	\$0.00
General Conditions	\$23,493	\$3.05	\$44,740	\$3.97	\$0	\$0.00	\$0	\$0.00
Allowance	\$45,000	\$5.84	\$60,000	\$5.33	\$50,000	\$9.22	\$50,000	\$7.79
O&P	\$120,000	\$15.58	\$62,578	\$5.56	\$20,589	\$3.80	\$31,344	\$4.89
Bond	\$20,000	\$2.60	\$0	\$0.00	\$7,133	\$1.32	\$10,864	\$1.69
General Trades S.F. / Cost		\$71.62		\$66.15		\$131.66		\$108.60
MEP								
Fire Suppression	\$3,200	\$0.42	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
HVAC	\$255,920	\$33.24	\$211,513	\$18.78	\$319,800	\$58.97	\$357,800	\$55.77
Electrical	\$182,500	\$23.70	\$355,150	\$31.54	\$389,560	\$71.83	\$409,855	\$63.88
Mech / Elect S.F. / Cost		\$57.35		\$50.33		\$130.81		\$119.65
TOTAL S.F. PROJECT COST		\$128.97		\$116.47		\$262.47		\$228.25

Scope Comparison

Bidder	STRAUB	REMOVE MUSIC	REMOVE ADDITION
Trade:			
General Requirements	\$ 181,496.00		\$ 115,840.00
Demolition/Site	\$ 110,414.00		
Concrete	\$ 185,877.00		
Masonry	\$ 79,800.00		tuckpointing only
Structural Steel	\$ 172,555.00		
Carpentry			
Insulation			
Roofing and Metal	\$ 239,192.00		\$ 239,192.00
Caulking and Waterproofing			
Doors, Frames and Hardware			
Glass and Glazing			
Drywall			\$ 45,000.00
Finishes: Flooring, Ceilings, Painting			lobby refresh
Specialties (includes scopes listed above)	\$ 489,191.00		\$ 320,000.00
Elevator	\$ 84,900.00		\$ 84,900.00
Plumbing	\$ 18,750.00		
HVAC	\$ 459,445.00		
Electrical	\$ 115,720.00		
Insurance, Overhead & Profit	\$ 146,660.00		\$ 86,880.00
Contingency	\$ -		
BASE BID	\$ 2,284,000.00	\$ 2,284,000.00	\$ 1,448,000.00
Alternates:			
3 Provide painted steel railing instead of glass	\$ (22,000.00)	\$ (22,000.00)	
4 Add replacement of roof over Conover	\$ 105,000.00	\$ 105,000.00	\$ 78,750.00
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)	\$ (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)	\$ (16,161.00)	
8 Delete polished concrete and provide carpet tile in all spaces	\$ (5,135.00)	\$ (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)	\$ (18,000.00)	
12 Delete skylights in lobby (2 thus)	\$ (4,941.00)	\$ (4,941.00)	
13 Delete lantern at music room entirely (add ceiling and can lights)	\$ (26,993.00)	\$ (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)	\$ (60,346.00)	\$ (75,432.50)
19 Delete repairs to Warwick entry wall	\$ (2,992.00)	\$ (2,992.00)	
20 Eliminate wing wall outside of corner of office 109	\$ (4,991.00)	\$ (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)	\$ (11,699.00)	
24 Reduce gauge of sheet metal roof flashings to .032 instead of .050	\$ (2,654.00)	\$ (2,654.00)	
25 Provide Falcon brand door hardware			
26 Use space inside church for construction office, no job trailer	\$ (5,600.00)	\$ (5,600.00)	
27 Delete temporary cooling for Bragg Auditorium	\$ (40,000.00)	\$ (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)	\$ (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)	\$ (6,500.00)	
32 Delete large panel building sign	\$ (5,100.00)	\$ (5,100.00)	
33 Delete cove lighting and controls in music room	\$ (10,500.00)	\$ (10,500.00)	
34 Options for lower cost light fixture package (does not clarify if still LED)	\$ (4,000.00)	\$ (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)	\$ (6,948.00)	
37 Remove Music Room Construction		\$ (80,000.00)	
Savings Subtotal	\$ (257,382.00)	\$ (359,382.00)	\$ (75,432.50)
Total with Feasible Alternates	\$ 2,004,618.00	\$ 1,924,618.00	\$ 1,451,317.50
Construction Contingency	\$ 127,167.00	\$ 127,167.00	\$ 127,167.00
Owner Contingency	\$ 69,195.00	\$ 69,195.00	\$ 69,195.00
Total including Contingencies	\$ 2,200,980.00	\$ 2,120,980.00	\$ 1,647,679.50

ALL SOULS UNITARIAN UNIVERSALIST CHURCH

4501 Walnut
Kansas City, MO

GastingerWalker&

Project No.:2016.563
Date: 13 March 2017

General Contractor Bid Comparison Analysis

Bidder	STRAUB	TURNER	COST ESTIMATE
Trade:			
General Requirements	\$ 181,496.00	\$ 302,053.00	\$180,964.00
Demolition/Site	\$ 110,414.00	\$ 75,360.00	\$111,855.00
Concrete	\$ 185,877.00	\$ 281,472.00	\$125,468.00
Masonry	\$ 79,800.00	\$ 138,945.00	\$133,776.00
Structural Steel	\$ 172,555.00	\$ 97,246.00	\$78,438.00
Carpentry			
Insulation			
Roofing and Metal	\$ 239,192.00		
Caulking and Waterproofing			
Doors, Frames and Hardware			
Glass and Glazing			
Drywall			
Finishes: Flooring, Ceilings, Painting			
Specialties (includes scopes listed above)	\$ 489,191.00	\$ 595,849.00	\$520,309.00
Elevator	\$ 84,900.00	\$ 84,500.00	\$60,000.00
Plumbing	\$ 18,750.00	\$ 22,000.00	\$18,936.00
HVAC	\$ 459,445.00	\$ 419,445.00	\$313,999.00
Electrical	\$ 115,720.00	\$ 153,700.00	\$145,250.00
Insurance, Overhead & Profit	\$ 146,660.00	\$ 155,250.00	\$92,482.00
Contingency	\$ -	\$ -	
BASE BID	\$ 2,284,000.00	\$ 2,325,820.00	\$1,781,477.00
Alternates:			
1 Brick Veneer (provide all new in lieu of salvage)	\$ -	\$ -	
2 Construct new retaining wall at Conover	\$ 30,000.00	\$ 26,205.00	
3 Provide painted steel railing instead of glass	\$ (22,000.00)	\$ (17,423.00)	
4 Add replacement of roof over Conover	\$ 105,000.00	\$ 167,785.00	
5 Add (4) additional skylights	\$ 14,000.00	\$ 15,390.00	
6 Add ductwork cleaning	\$ 25,000.00	\$ 25,335.00	
7 Provide Encore wood wall system instead of LO	\$ 6,000.00	\$ 13,973.00	
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)	\$ (30,525.00)	
4 Delete fabric banners in music room	\$ (8,690.00)	\$ (24,366.51)	
5 Delete painting curtain wall fins		\$ (1,200.00)	
6 Delete structural shoring during excavation (may not be feasible)		\$ (2,200.00)	
7 Provide Thyssen Krupp elevator in lieu of Kone	\$ (16,161.00)	\$ (18,339.00)	
8 Delete polished concrete and provide carpet tile in all spaces	\$ (5,135.00)	\$ (375.00)	
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		\$ (750.00)	
11 Provide helical piers in lieu of drilled piers	\$ (18,000.00)	\$ (5,025.29)	
12 Delete skylights in lobby (2 thus)	\$ (4,941.00)	\$ (600.00)	
13 Delete lantern at music room entirely (add ceiling and can lights)	\$ (26,993.00)	\$ (4,830.00)	
14 Where LWIC (gypsum) is deteriorated on existing roof, remove material and infill with polyiso insulation instead of LWIC		\$ (9,968.00)	
15 Delete cover board from roof system		\$ (3,900.00)	
16 Provide 60 mil TPO with 20 year warranty in lieu of EPDM		\$ (5,000.00)	
17 Reduce roof insulation to R20 in lieu of R25		\$ (800.00)	
18 Change roof system to R25 polyiso, mechanically fastened, no cover board, 60 mil, 20 year warranty, Versico	\$ (60,346.00)	\$ (30,525.00)	
19 Delete repairs to Warwick entry wall	\$ (2,992.00)	\$ (2,103.00)	
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	\$ (2,000.00)	
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)	\$ (2,823.76)	
25 Provide Falcon brand door hardware		\$ (546.44)	
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)	\$ (2,900.00)	
35 Delete electronic controls for card reader access doors (keep rough in)	\$ (17,247.00)	\$ (1,900.00)	
36 Change east elevation to brick with (2) punched windows	\$ (6,948.00)	\$ (200.00)	
		\$ (1,300.00)	
Savings Subtotal	\$ (376,507.00)	\$ (127,809.00)	
Total with Feasible Alternates	\$ 1,885,493.00	\$ 2,198,011.00	\$1,781,477.00
Construction Contingency	\$ 127,167.00	\$ 127,167.00	\$ 127,167.00
Owner Contingency	\$ 69,195.00	\$ 69,195.00	\$ 69,195.00
Total including Contingencies	\$ 2,081,855.00	\$ 2,394,373.00	\$ 1,977,839.00

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	\$ 239,192.00				
Caulking and Waterproofing					
Doors, Frames and Hardware					
Glass and Glazing					
Drywall					
Finishes: Flooring, Ceilings, Painting					
Specialties (includes scopes listed above)	\$ 489,191.00	\$ 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