

SPECIAL MEETING MINUTES

Members Present: Bill Briggs, John Carrington, John Fratiello, David Litrico, Kelly Lyman, Toni Moran, Paul Shapiro

Staff Present: Sheri Baczanski, Public Works Specialist; Allen Corson, Director of Facilities Management; Alicia Ducharme, Budget Analyst; Cherie Trahan, Director of Finance; Bill Trietch, Deputy Director of Facilities Management

Guests: Paul Jorgensen, Associate & Architect, Silver Petrucelli

1. CALL TO ORDER:

Meeting called to order at 8:00AM by Paul Shapiro

2. APPROVAL OF JUNE 23, 2020 MINUTES:

Mr. Fratiello **moved** to approve the minutes of the June 23, 2020 meeting. Mr. Litrico seconded the motion.

The motion **passed** unanimously.

3. UPDATES ON ASBESTOS, ELECTRICAL AND ANY OTHER OUTSTANDING ISSUES:

Mr. Corson shared the results of the asbestos report and told the Committee that the abatement cost is in line with the project budget. He spoke to the Committee about pricing of ballasted versus anchored electrical systems and said he is still waiting for final quotes from vendors. The Committee discussed creating the budget using pricing for the anchored system to meet the deadlines for presenting to the Town Council and filing with the State.

4. REVIEW AND POTENTIAL APPROVAL OF ESTIMATED PROJECT BUDGET:

Mr. Jorgenson shared budget documents with the Committee. Members discussed their approval and concern for the estimated budget and manufacturers being able to meet deadlines during the pandemic. Mr. Jorgenson told the Committee that there have only been small fluctuations in supply and demand and that there should be stability in the future.

Ms. Moran **moved** that the Committee recommend the budget of 2.8 Million Dollars to the Town Council for approval of the Mansfield Middle School Roof which includes a contingency of approximately 8% for the purposes of covering fluctuations in materials cost. Mr. Fratiello seconded the motion.

The following vote was recorded by roll call:

Briggs	Yes
Fratiello	Yes
Litrico	Yes
Moran	Yes
Shapiro	Yes

The motion **passed**

A copy of the budget as amended and approved is attached to these minutes.

5. DISCUSSION OF NEXT MEETING DATE:

The Committee agreed to meet again on July 21, 2020. The purpose of this meeting will be to prepare for the presentation to the Town Council on July 27, 2020.

Ms. Moran left the meeting at 9:29AM

6. ADJORNMENT:

Mr. Fratiello **moved** to adjourn the meeting at 9:33AM. Mr. Briggs seconded the motion.

The motion **passed** unanimously

Respectfully Submitted,

Tasha N. Smith
Executive Assistant, Town Manager's Office

Mansfield Middle School Roof Replacement & Photovoltaic Project

30-Jun-20

20 Spring Hill Road, Storrs, Connecticut 06268

JOB NO: 20.087

Owner: Town of Mansfield
SCHEMATIC DESIGN

OPINION OF PROBABLE CONSTRUCTION COST
90,516 (SQUARE FEET)

MOD. BIT ROOFING MEMBRANE

CT STATE PROJECT #

SECTION NUMBER	WORK CATEGORIES	QTY.	UNIT	MATERIAL COST		LABOR COST		ALLOWANCE	TOTAL \$	CT INELIGIBLE
				UNIT \$	TOTAL	UNIT \$	TOTAL			
OTHER COSTS										
	STATE PERMIT FEE (.26 PER 1,000)	1	LS					\$705.00	\$705	\$705
	INSURANCE	1	LS					\$18,000.00	\$18,000	\$18,000
OTHER SUB-TOTAL								\$18,705		TOTAL: \$18,705
DIVISION TWO										
	DUMPSTERS	10	EA	\$1,000.00	\$10,000				\$10,000	\$0
	EXISTING ROOF INSULATION	90,516	SF		\$0	\$1.50	\$135,774		\$135,774	\$0
	DEMO - WOOD BLOCKING	6,800	LF	\$0.00	\$0	\$5.00	\$34,000		\$34,000	\$0
	HAZ-MAT ABATEMENT	1	LS				\$20,000		\$20,000	\$0
	CRANE RENTAL (UNIT LIFTING)	1	LS				\$25,000		\$25,000	\$0
	DEMO - METAL FLASHING	6,800	LF			\$4.00	\$27,200		\$27,200	\$0
DIVISION TWO SUB-TOTAL								\$251,974		TOTAL: \$0
DIVISION FIVE										
	METAL FLASHING	6,800	LF	\$15.00	\$102,000	\$9.00	\$61,200		\$163,200	\$0
	STEEL CONNECTIONS & REINFORCING FOR PV SYSTEM	1	LS	\$10,000	\$10,000	\$40,000	\$40,000		\$50,000	\$0
	METAL WALL PANELS	1	LS				\$25,000		\$25,000	\$0
	SAW CUTTING FOR REGLETS & METAL	1,000	LF	\$4.45	\$4,450	\$4.00	\$4,000		\$8,450	\$0
	5% TOTAL DECK REPLACEMENT ALLOWANCE	1	EA				\$40,000	\$	40,000	\$40,000
DIVISION FIVE SUB-TOTAL								\$286,650		TOTAL: \$40,000
DIVISION SIX										
	PERIMETER WOOD BLOCKING	6,800	BF	\$3.00	\$20,400	\$2.00			\$20,400	\$0
	MECH. UNIT WOOD BLOCKING	1,500	BF	\$3.50	\$5,250	\$2.00	\$3,000		\$8,250	\$0
DIVISION SIX SUB-TOTAL								\$	28,650	TOTAL: \$0
DIVISION SEVEN										
	BASE LAYER INSULATION (5" THICK)	90,516	SF	\$2.50	\$226,290	\$1.10	\$99,568		\$325,858	\$0
	TAPERED INSULATION INSULATION (6" THICK)	20,000	SF	\$2.00	\$40,000	\$1.50	\$30,000		\$70,000	\$0
	COVERBOARD	90,516	SF	\$0.75	\$67,887	\$1.00	\$90,516		\$158,403	\$0
	MOD. BIT ROOFING MEMBRANE	90,516	SF	\$2.20	\$199,135	\$2.00	\$181,032		\$380,167	\$0
	VENT STACKS	40	EA	\$25.00	\$1,000	\$60.00	\$2,400		\$3,400	\$0
	PITCH POCKET	50	EA	\$25.00	\$1,250	\$25.00	\$1,250		\$2,500	\$0
	SLIP SHEETS & PITCH POCKETS FOR PV SYSTEM	1	LS				\$150,000		\$150,000	\$0
	WALKWAY PADS	5,000	SF	\$2.00	\$10,000	\$4.00	\$20,000		\$30,000	\$0
	SEALANTS	1	LS				\$12,000		\$12,000	\$0
	MISC ROOF ACCESSORIES	1	LS				\$15,000		\$15,000	\$0
	ADHESIVES	1	LS				\$10,000		\$10,000	\$0
DIVISION SEVEN SUB-TOTAL								\$1,157,328		TOTAL: \$0
DIVISION FIFTEEN										
	ROOF DRAIN & SUMP	29	EA	\$400.00	\$11,600	\$300.00	\$8,700		\$20,300	\$0
	ROOF SCUPPER	12	EA	\$1,000.00	\$12,000	\$600.00	\$7,200		\$19,200	\$0
DIVISION FIFTEEN SUB-TOTAL								\$39,500		TOTAL: \$0
DIVISION TWENTY SIX										
	PV PANELS	1	LS	\$65,000	\$65,000	\$0.00	\$0		\$65,000	\$0
	INVERTERS	1	LS	\$25,000	\$25,000	\$0.00	\$0		\$25,000	\$0
	RACKING	1	LS	\$25,000	\$25,000	\$0.00	\$0		\$25,000	\$0
	ELECTRICAL COMPONENTS	1	LS	\$40,000	\$40,000	\$0.00	\$0		\$40,000	\$0
	DIRECT INSTALL LABOR	1	LS	\$0	\$0	\$85,000	\$85,000		\$85,000	\$0
DIVISION TWENTY SIX SUB-TOTAL								\$240,000		TOTAL: \$0
CONSTRUCTION COST PER SQUARE FOOT = \$27.93										
SUBTOTAL =									\$2,022,807	TOTAL: \$58,705
GEN. CONDITIONS 10.00%									\$202,281	\$4,696
OVERHEAD & PROFIT 15.00%									\$303,421	\$7,045
Subtotal									\$2,528,509	
CONSTRUCTION TOTAL =									\$2,528,509	TOTAL: \$70,446
A/E FEES =									\$67,150	\$1,559
ENVIRONMENTAL FEE									\$0	\$0
CONTINGENCY = 8.00%									\$204,341	\$204,341
GRAND TOTAL									\$2,800,000	TOTAL: \$276,346

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