

**LUNENBURG DPW BUILDING COMMITTEE
TOWN OF LUNENBURG**



David MacDonald, Chair
Joanna Bilotta, Vice-Chair
Jay Simeone, Clk.
James Breault, Mbr.
Janice Carrier, Mbr.
Steve deBettencourt, Mbr.
Leigh Mezzitti, Mbr.

Minutes

June 17, 2011
Ritter Building Lower Conference Room
960 Massachusetts Ave
Lunenburg, Ma. 01462

Meeting Posted: Yes
Meeting Call to order at 5:00 pm

Roll Call: Present: Dave MacDonald, Jay Simeone, Joanna Bilotta, Leigh Mezzitti

Absent: Jan Carrier, James Breault, Steve deBettencourt

Guest: Kerry Spidel – TM, Jack Rodiquenz - DPW Director, Dave Mathews – Selectman

GENERAL DISCUSSION:

Chairmen presented spread sheets of the cost difference between the original budget figures from the DPW Feasability Study in 2010, and the present bid numbers received in 2011. (see attachment).

The committee came up with budget figure of \$192,025 to close the gap between the \$1.1M and the lowest bid figure.

There were eight general bids received.

The base bid was for the new garage addition.

Alternate #1 is for the renovations to the existing garage and office.

Alternate #2 is for the garage doors.

All the general bid numbers are over the \$1.1M budget figure.

The general bid figure does not include the Architects fees at approximately \$62K.

Fire alarm upgrades at \$10K

A contingency of \$50K

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CLERK OFFICE**

The committee would have liked to do the renovations to the existing garage and office, and then build the new garage addition at a later date. However the base bid is for the new garage addition, so that would have to be done first. Do to the health and safety issues that exist in the present DPW facility, without sufficient funds to do the complete project; the committee doesn't feel we can move forward.

After much deliberation, and considering many different scenarios, and consulting with the Town Manger and Selectman Matthews, the committee decided to go before the Board of Selectmen and ask for the additional funds to complete the project.

The Chairmen will review the budget figures with the Town Manger to determine an accurate figure to ask for at Special Town Meeting if approved by the BOS.

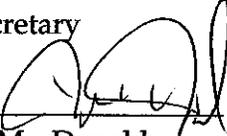
Next Meeting Date: TBD

Motion to adjourn at 6:00 pm.

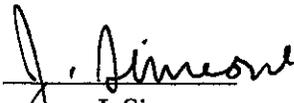
Respectfully Submitted by:

Jay Simeone

Secretary



D. MacDonald



J. Simeone

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CLERK OFFICE

DPW- 6-17-11

For Town Clerk

By HKA

**LUNENBURG DWP ADDITION / RENOVATION
PROJECT COST SPREADSHEET**

ITEM	COST
A/E Design Fees	\$62,875.00 Actual
Construction Testing	\$5,000.00 Estimate
Geotechnical Report and Borings	\$5,000.00 Proposal
Flow Test	\$0.00 Enter by Town
Design Totals	\$72,875.00
Newspaper Advertisement(s)	\$0.00 Enter by Town
BDO Bid Document Distribution	\$3,464.00 Actual
BDO Bid Document Distribution - REBID	\$1,694.00 Actual
Base Bid - New Building	\$617,112.00 Actual
Alternate #1 - Renovate Existing Building	\$457,600.00 Actual
Replace Garage Doors	\$0.00 Enter by Town
Replace Fire Alarm System	\$0.00 Enter by Town
Construction Contingency	\$75,000.00 Suggested
Construction Total	\$1,154,870.00
Equipment	\$0.00 Enter by Town
Furniture	\$0.00 Enter by Town
Utility Rebates	-\$25,000.00 Estimate
FF&E Total	-\$25,000.00
TOTAL PROJECT COSTS	\$1,202,745.00
Town Allocation	\$ 1,100,000.00
Additional Funding Request	\$102,745.00

DPW - BY CHAIRMAN

6/17/11

**LUNENBURG DWP ADDITION / RENOVATION
PROJECT COST SPREADSHEET**

ITEM	COST	
A/E Design Fees	\$62,875.00	Actual
Construction Testing	\$5,000.00	Estimate
Geotechnical Report and Borings	\$5,000.00	Proposal
Flow Test	\$0.00	Enter by Town
Design Totals	\$78,533.00	
Newspaper Advertisement(s)	\$500.00	Enter by Town-ADD TO DESIGN
BDO Bid Document Distribution	\$3,464.00	Actual-ADD TO DESIGN
BDO Bid Document Distribution - REBID	\$1,694.00	Actual-ADD TO DESIGN
Base Bid - New Building	\$617,112.00	Actual
Alternate #1 - Renovate Existing Building	\$457,600.00	Actual
Replace Garage Doors	\$66,280.00	Enter by Town
Replace Fire Alarm System	\$12,000.00	Enter by Town
Construction Contingency	\$75,000.00	Suggested
Construction Total	\$1,227,992.00	
Equipment	\$0.00	Enter by Town
Furniture	\$5,500.00	Enter by Town
Utility Rebates	-\$20,000.00	Estimate
FF&E Total	-\$14,500.00	
TOTAL PROJECT COSTS	\$1,292,025.00	
Town Allocation	\$ 1,100,000.00	
Additional Funding Request	\$192,025.00	

LUNENBURG DEPARTMENT OF PUBLIC WORKS

PROJECTED COST 2010		ACTUAL COST 2011		+/- %
NEW ADDITION	\$ 466,848.00	NEW ADDITION	\$ 617,112.00	
SITE WORK	\$ 120,500.00	SITE WORK		
TOTAL	\$ 587,348.00	TOTAL	\$ 617,112.00	
	DIFFERENCE	(INCREASE)	\$ 29,764.00	5%

ADMIN	\$ 103,455.00	CORE ADMIN	\$ 457,600.00	
EXISTING BAYS	\$ 200,981.00	FIRE ALARM	\$ 12,000.00	
TOTAL	\$ 304,436.00	GARAGE DOORS	\$ 66,280.00	
		EXISTING BAYS FURNITURE	\$ 5,500.00	
		TOTAL	\$ 541,380.00	
	DIFFERENCE	(INCREASE)	\$ 236,944.00	78%

ENG. DRAWING	\$ 100,000.00	DISTRIB / REBID	\$ 5,158.00	
TOTAL	\$ 100,000.00	NEWSPAPER	\$ 500.00	
		ENG. DRAWING	\$ 72,875.00	
		TOTAL	\$ 78,533.00	
	DIFFERENCE	(DECREASE)	\$ (27,125.00)	-27%

CONTINGENCY	\$ 108,216.00	CONTINGENCY	\$ 75,000.00	
	DIFFERENCE	(DECREASE)	\$ (33,216.00)	-31%
TOTALS	\$ 1,100,000.00	REBATE	\$ (20,000.00)	
		TOTALS	\$ 1,292,025.00	
	DIFFERENCE	(INCREASE)	\$ 192,025.00	17%

*FEE INCLUDES \$20,000 BUDGET REBATE

*DOES NOT INCLUDE SALE OF PARKS DEPARTMENT PROPERTY ESTIMATED AT \$104,000.00

LUNENBURG DEPARTMENT OF PUBLIC WORKS

PROJECTED COSTS

CORE / ADMINISTRATION BUILDING	\$103,455.00	EXISTING BAYS	\$200,981.00
2146 Square Feet		(Includes truck wash)	
	\$482.00 Per Square Foot (PSF)	6286 Square Feet	\$3320.00 PSF

NEW ADDITION	\$466,848.00	SITE WORK	\$120,500.00
Total Square Feet = 4668			
	\$100.00 Per Square Foot (PSF)		

ARCHITECTURAL/ENGINEERED DRAWINGS \$100,000.00

TOTAL PROJECTED COST **\$991,784.00** **13,100 Total Square Feet**

\$75.71 Per Square Foot (PSF)