

**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.



RECEIVED & FILED

JUN 11 2012

**LUNENBURG TOWN
CLERK OFFICE**

Minutes

**November 10th, 2011
DPW Building
520 Chase Rd
Lunenburg, Ma. 01462**

Meeting Posted: Yes
Meeting Call to order at 5:45 pm

Roll Call: Present: Jay Simeone, , Joanna Bilotta, Jan Carrier, James Breault, , Steve deBettencourt, Dave MacDonald,

Guest: Kerry Speidel –Town Manager, Dave Matthews – Selectmen, Jack Rodiquenze – DPW Director

Absent: Leigh Mezzetti

GENERAL DISCUSSION:

The Chair handed out copies of HKA's original contract, and a budget projection spreadsheet. The committee reviewed the contract regarding cost of services and meeting schedules. HKA is requesting four more meetings, @ \$400 per meeting. Meetings to be about two weeks apart. The Chair feels the will be needed and recommend approving the \$1600. Motion was made and committee approved the request.

The committee reviewed the budget projection. The Chair updated some of the line items. The project appears to be within budget so far. One item not accounted for is the \$4000 cost for the temporary office trailer.

Also no money was budgeted for office equipment, like computers and phone. It was requested that the IT dept submit an inventory with a cost estimate to set up the offices.

The cost of the garage doors for the existing garage is still under discussion. The original cost in the bid for the garage doors from the contractor is \$66K. A bid was obtained from a locale vendor for about \$29K, not including the electric work. The question was if the vendor was on

the State bid list. If the vendor is on the list, they will be awarded the bid. If not, the garage doors will be put out to public bid by HKA.

A separate bid was obtained for the electric work to operate the doors at \$4999.

The minutes of 9-27-11, 10-13-11, 10-27-11 were approved as written.

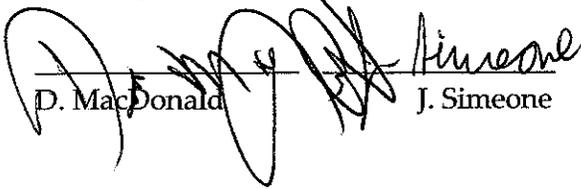
Next Meeting Date: TBD

Motion to adjourn at 6:40 pm.

Respectfully Submitted by:

Jay Simeone

Secretary

Handwritten signatures of D. MacDonald and J. Simeone. The signature of J. Simeone is written over a horizontal line.

D. MacDonald

J. Simeone

RECEIVED & FILED

JUN 11 2012

**LUNENBURG TOWN
CLERK OFFICE**

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davebettymacdonald@comcast.net

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FW: Lunenburg DPW Renovation - Revised Proposal

From : Laura Williams <lwilliams@lunenburgonline.com>

Fri, Oct 15, 2010 07:11 PM

Subject : FW: Lunenburg DPW Renovation - Revised Proposal 2 attachments**To :** Kerry Speidel <kspeidel@lunenburgonline.com>**Cc :** Dave MacDonald <davebettymacdonald@comcast.net>, DmacDonald@sruinc.com, Janice Carrier <jcarrier@lunenburgonline.com>, Jay Simeone <jsimeone2200@hotmail.com>, jbreault@lunenburgonline.com, Joanna Bilotta <jobilotta@comcast.net>, LEIGH MEZZETTI <lmezzetti@lunenburgonline.com>, JOHN RODRIQUENZ <jrodriquenz@lunenburgonline.com>, Steve deBettencourt <SteveSMDCON@comcast.net>**Reply To :** lwilliams@lunenburgonline.com

Kerry, attached is the revised proposal from HKA. The committee voted last night to accept/recommend HKA to you based upon their original proposal of \$65,235.00 or lower....as you can see the revised proposal is \$2,360.00 lower. I have also attached the original should you want to forward to town counsel for their review. The contract/agreement (town counsel's version) was incorporated into the RFP and I can prepare once I receive your approval...."L"

From: HELENE KARL Architects, Inc. [mailto:hka@npv.com]**Sent:** Friday, October 15, 2010 1:26 PM**To:** lwilliams@lunenburgonline.com**Subject:** Lunenburg DPW Renovation - Revised Proposal

Laura,

As requested at the meeting yesterday, attached is HKA's revised proposal for the subject Project. Please call if you have any questions.

Gregg Yanchenko
978-449-0470

 **29M10Proposal Revised.pdf**
55 KB **10-14-10 HKA Proposal.pdf**
352 KB

15 October 2010

DPW Building Committee
c/o Ms. Laura Williams, Purchasing Department
Town of Lunenburg
17 Main Street
Lunenburg, MA 01462

RE: DPW ADDITION / RENOVATIONS, Town of Lunenburg, MA
Scope and Fee Proposal - Revised

Dear Building Committee:

As requested in our meeting on 10/14/10, attached is HELENE-KARL Architects, Inc.'s (HKA) revised Proposal for the subject Project. HKA is very interested in working with the Town of Lunenburg on this Project.

To complete the scope of services described under the DESIGN PHASE and CONSTRUCTION PHASE (Section 2.0 of HKA's Proposal dated 10/14/10), HKA proposes a Lump Sum fee of Sixty-Two Thousand Eight Hundred Seventy-Five Dollars (\$62,875.00). This fee represents 6.3% of the construction budget. A summary breakdown of the fee for each separate phase is as follows:

DESIGN PHASE SERVICES

A. Phase 1 - Schematic Design (Not used)	\$ 00.00
B. Phase 2 - Design Development	\$ 19,875.00
C. Phase 3 - Construction Documents	\$ 23,160.00

Subtotal	\$ 43,035.00

CONSTRUCTION PHASE SERVICES

A. Phase 4 - Services during Bidding/Negotiation	\$ 2,840.00
B. Phase 5 - Construction Administration Services	\$ 17,000.00

Subtotal	\$ 19,840.00

FEE TOTAL \$62,875.00*

This scope and fee proposal is valid for 60 calendar days from the date of this Proposal.

Please contact our office at 978-449-0470 if you have any questions or require additional information regarding this revised Proposal.

Sincerely,
HELENE-KARL Architects, Inc.

Gregory K. Yanchenko, AIA
Vice President

14 October 2010

DPW Building Committee
c/o Ms. Laura Williams, Purchasing Department
Town of Lunenburg
17 Main Street
Lunenburg, MA 01462

**RE: DPW ADDITION / RENOVATIONS, Town of Lunenburg, MA
Scope and Fee Proposal - Revised**

Dear Building Committee:

HELENE-KARL Architects, Inc. (HKA) is pleased to submit our professional services scope and fee proposal in response to the Town of Lunenburg's (Town) Request for Proposal for the subject Project. HKA based this proposal on the review of the RFP received 9/16/10; the pre-proposal conference on 9/20/10; the interview on 10/8/10 and our subsequent conversations. The intent of this Proposal is to provide the Town with the necessary information to evaluate HKA's proposed scope of services and fee.

We provide the following information in this Proposal.

- 1 -- Project Understanding
- 2 -- Scope of Services
- 3 -- Anticipated Schedule
- 4 -- Professional Services Compensation
- 5 -- Reimbursable Expenses

1.0 PROJECT UNDERSTANDING

HKA understands that the Town of Lunenburg's (Town) goal for this Project is to renovate the existing 8950 SF garage structure and add a 60'x80' (4800 SF) vehicle garage structure.

In particular, the scope will include renovation/upgrade of the existing structure (the restrooms, break room, mechanical room and storage mezzanine), reconfiguration/expansion of the office area (reception area, manager's office, workstations, common area), accessibility improvements, upgrades to the mechanical/electrical systems (Town requested infrared heating in the garage) and the addition of a 4800 SF vehicle storage garage. The site work will include installation of a new septic system. [Note: Other than the required patching, the Town indicated that paving is not part of this Project.] Funding permitting, the Town would also like to replace the roof and upgrade the building envelope of the existing structure.

The Project will require civil, architectural, structural, mechanical and electrical engineering services. While the documents will be submitted as a courtesy, the Town indicated that Planning Board approval is not required for this Project. HKA understands that the overall effort will include reviewing the program, preparing the construction documents (publicly bid), establishing the cost estimate, providing services during bidding and construction administration services.

The Town's budget for the Project is \$990,000.

2.0 SCOPE OF SERVICES

HKA's proposal includes architectural, structural, mechanical (HVAC and plumbing), electrical and civil engineering services for the DESIGN PHASE and CONSTRUCTION PHASE of the Project. HKA understands that the Town will administer this Project under the terms and conditions of the Town of Lunenburg's Contract for Designer/Architectural Services attached in the RFQ.

Specific services HKA's design team will perform are as follows:

2.1 DESIGN PHASE SERVICES

A. Phase 1 - Schematic Design [Prepared by the Town]

B. Phase 2 - Design Development

1. At the outset of the project, HKA will meet with the Town's staff to discuss the Project scope. Through a process we call "interactive design", HKA will work with the Town to confirm the *conceptual, functional and budgetary aspects* of the Project. The session will involve a dialog between HKA and the Town to determine the Project's design direction and program. The primary goal of the meeting will be to establish the Town's priorities for the Project. Our office will prepare minutes of the meeting and forward a copy to the Town.
2. HKA's design team will perform a site visit(s) to inspect and document the existing conditions of the Project area. Our team will prepare measured drawings that accurately reflect the existing conditions. These drawings will be used to develop the design and will be included in the final construction bid document package to establish the exact scope of construction work.
3. HKA's design team will develop the Design Development documents consisting of drawings and other documents illustrating the scale and relationship of the Project components. Our team will incorporate the comments and Project scope which were established in the RFP and during the initial program evaluation meeting into the Schematic Design. HKA will prepare the design layout and a preliminary construction cost estimate.

4. In a meeting with the Town, HKA will present the Design Development documents and solicit comments on the design and our findings. Throughout the design process, our team will select efficient and economical design solutions to satisfy the program requirements. Likewise, if necessary, HKA will develop a list of design recommendations if the construction cost estimate exceeds the target construction cost. Our office will prepare minutes of the meeting and forward a copy to the Town.

C. Phase 3 - Construction Documents

1. Based on the approved Design Development documents and any final adjustments in the scope or quality of the Project or in the target construction cost authorized by the Town, HKA's design team will prepare the final construction drawings, setting forth in detail the construction requirements for the Project. HKA will advise the Town of any final adjustments to the previous construction cost estimate.
 2. In addition to the drawings, HKA's design team will prepare and submit the following information.
 - Final technical specifications (including the Town's front end documentation). Note: If requested by the Town, HKA will provide the front end documentation for publically bid projects.
 - Final construction cost estimate
 3. During this period, HKA's design team will contact the local building officials and authorities to obtain preliminary approval on the design. The goal is to confirm that all local code and safety requirements have been satisfied and to assist in expediting the permitting process once the construction phase starts.
 4. HKA will work with the Town to incorporate the "front end" documents into the technical specifications and will assist in preparing the necessary bidding information, bidding forms, and other related items.
 5. In a design review meeting with the Town, HKA will present the 100% complete design package and solicit comments on the design. At this time, our team will discuss any final design changes. Our office will prepare minutes of the meeting and forward a copy to the Town.
 6. Within ten (10) working days after the Town notifies HKA of final approval and/or submits comments on the 100% complete design package, HKA will make final modifications to the documents (drawings and specifications).
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2.2 CONSTRUCTION PHASE SERVICES

A. *Phase 4 - Services during Bidding/Negotiations*

1. Following Town's approval of the construction documents and the final construction cost estimate and bid schedule, HKA's design team will assist Town in obtaining bids on the Project.
2. HKA will attend a combination site visit/pre-bid conference with the Bidders and Town to clarify aspects of the Project design.
3. Following the pre-bid conference and during the bidding period, HKA's team will render interpretations and clarifications on the drawings and specifications, and prepare and issue any contract document addenda as required. HKA will work with Town during this phase to insure proper coordination and issuance of any information to the bidders.
4. HKA will attend the bid openings for both the filed sub-bid and the general bid. Following the bid openings, HKA will evaluate and make a recommendation regarding the bid results.

B. *Phase 5 - Construction Administration Services*

1. Prior to the start of actual construction, and after selection of the Contractor and execution of the agreement between the Town and the Contractor, HKA will attend a pre-construction conference to clarify issues and review the proposed construction schedule. Our office will prepare minutes of the meeting and forward a copy to the Town.
 2. HKA's design team will review and approve, or take other appropriate action upon submittals, such as shop drawings, project data and samples for conformance with the design intent and with the information given in the contract documents. After reviewing and making a recommendation on the submittals, we will distribute the submittals to the Contractor and the Town.
 3. HKA's project manager will attend eight (8) regular construction job meetings. Our office will prepare minutes of the meetings and distribute the minutes to the Town and the Contractor after each meeting. HKA estimates that construction will take six (6) months for the Project.
 4. The various members of HKA's design team will visit the site at intervals appropriate to each stage of construction to become generally familiar with the progress and quality of the Work completed and to determine in general if the Work is proceeding in accordance with the contract documents. On the basis of the site observations, HKA will maintain a log of each visit and inform the Town of the progress and quality of the Work.
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5. Prior to construction completion, HKA's design team will attend a pre-final and final inspection with the Town and prepare a punch list at each inspection. A copy of the punch lists will be submitted to the Town for review and comment, and will then be forwarded to the Contractor.
6. If necessary during construction, HKA will prepare Change Orders and other documents for the Town's approval and execution in accordance with the Contract Documents.
7. Using the "marked-up" drawings, HKA's design team will prepare "as-built" record drawings for the Project. Note: Preparation of "as-built" record drawings will only reflect changes noted by the construction crews and does not include certification of the accuracy of the "as-built" record drawings.

2.3 CLARIFICATIONS

1. By the final 100% submission, all drawings will be completed manually and/or on CAD in a format compatible with the computer based software package, AutoCad by AutoDesk Inc.
 2. The final drawings will be produced on a 24" x 36" format sheet and include in the title block the name of the project, the architect/engineer's information and bear the stamp and signature of the qualified Architect or Engineer registered in the Commonwealth of Massachusetts for each discipline.
 3. The final technical specifications will be produced in a 8½" x 11" format and will describe the materials of construction, standards of installation and quality requirements for each division of work, the Town's front end documentation and supplementary conditions. The cover sheet shall also include the project title information and bear the stamp and signature of a registered professional as noted above for the drawings.
 4. The construction cost estimates and construction schedule will include a detailed breakout of material and labor, and milestones respectively.
 5. HKA will submit three (3) copies of the documents for each submission as part of this basic fee Proposal. Any additional copies requested will be invoiced as a reimbursable expense.
 6. Asbestos, lead and hazardous materials sampling, design and monitoring services are not included as part of HKA's basic fee proposal. If requested, HKA will retain an industrial hygienist as an Additional Service.
 7. Civil engineering design and construction administration services are limited to those required for the installation of the new septic system and holding tank. The services will include soil assessment testing [Proposal assumes that the Town will provide backhoe to dig the test pits]; septic system design in accordance with 310 CMR 15.00 (Title V); holding tank design and construction administrations services limited to review of the submittals and two
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field inspections/survey of the septic installation (stake-out and completed system prior to backfill). Note: Other inspections that may be required by the Nashoba Board of Health will be an additional service.

8. Preparation of a geotechnical report and recommendations are not part of this Proposal. HKA understands that the Town will arrange for these services under a separate contract.
9. If HKA is not retained for Construction Administration services, both HKA and the Town agree that the Town will be solely responsible for interpreting the Contract Documents and observing the Work of the Contractor to discover, correct or mitigate errors, inconsistencies or omissions. HKA and The Town further agree that if the Town authorizes deviations, recorded or unrecorded, from the documents prepared by HKA, the Town shall indemnify and hold HKA, its agents and employees harmless from and against claims, losses, damages and expenses, including but not limited to attorney's fees and the time of HKA, to the extent such claim, loss, damage or expense arises out of or results in whole or in part from such deviations, regardless of whether or not such claim, loss, damage or expense is caused in part by a party indemnified hereunder.
10. HKA shall not be responsible for any alterations, modifications or additions made in the electronic data by Town or any reuse of the electronic data by Town or any other party for this project or any other project without the consent of HKA. Town shall defend, indemnify, and hold harmless HKA against any claims, damages or losses arising out of the reuse or distribution of the electronic data without consent of HKA and arising out of alterations, modifications or additions to the electronic data made by anyone other than HKA. Copies of Documents that may be relied upon by UML are limited to the printed copies (also known as hard copies) that are signed or sealed by HKA. Electronic text, data, graphics, or other files furnished by HKA to Town are only for the convenience of HKA. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk.
11. HKA's services shall be performed as expeditiously as is consistent with professional skill, care and the orderly progress of the Project. The Town agrees, with reasonable promptness, to provide HKA with the available information regarding the requirements for the Project.

3.0 ANTICIPATED SCHEDULE

DESIGN PHASE SERVICES

Contract Award	
Site Survey and Design Development Phase	30 calendar days
Town review period and DD Review Meeting*	
Construction Document Preparation	30 calendar days
Town review period and CD Review Meeting*	
Bid Set Submission	<u>14 calendar days</u>
Total	<u>74 calendar days (2.5 months)</u>

* The Town to determine time required to review each submission.

CONSTRUCTION PHASE SERVICES (estimated)

Advertise	
Bid Documents Available	
Filed Sub-bids	21 calendar days
General Bids	14 calendar days
Construction Contract Award	14 calendar days
Notice To Proceed	
Mobilization/Shop Drawings	30 calendar days
Construction Performance Period	150 calendar days
Total	229 calendar days (7.6 months)

HKA understands that the schedule is critical to the success of this Project. Our team will work with the Town during both the DESIGN and CONSTRUCTION PHASES to reduce the schedule whenever possible.

4.0 PROFESSIONAL SERVICES COMPENSATION

1. **BASIC FEE** -- To complete the scope of services described under the DESIGN PHASE and CONSTRUCTION PHASE (Section 2.0 of this Proposal), HKA proposes a Lump Sum fee of Sixty-Five Thousand Two Hundred Thirty-Five Dollars (\$65,235.00). A summary breakdown of the fee for each separate phase is as follows:

DESIGN PHASE SERVICES

A. Phase 1 - Schematic Design (Not used)	\$ 00.00
B. Phase 2 - Design Development	\$ 20,465.00
C. Phase 3 - Construction Documents	\$ 23,160.00

Subtotal	\$ 43,625.00

CONSTRUCTION PHASE SERVICES

A. Phase 4 - Services during Bidding/Negotiation	\$ 2,840.00
B. Phase 5 - Construction Administration Services	\$ 18,770.00

Subtotal	\$ 21,610.00

FEE TOTAL \$65,235.00*

*Note: HKA's fee represents 6.5% of the overall construction budget.

2. HKA's hourly rates (which includes direct personnel expense, overhead and profit) for Additional Services on this Project are as follows:

<u>Discipline</u>	<u>Rate</u>
Project Manager	\$120.00
Project Architect	\$110.00
Civil Engineer	\$100.00
Structural Engineer	\$130.00
Mechanical Engineer	\$120.00
Electrical Engineer	\$120.00
Draftsperson	\$ 85.00

3. In addition to the fee above and if requested by the Town, HKA proposes the following fees for the noted Additional Services.

Civil Engineering Construction Support (If Requested by Nashoba Board of Health)

Inspection by Design Engineer for septic inspections	\$250.00
Inspection by Survey Crew for septic inspections	\$450.00

Topographic Survey (not to exceed two acres)

\$1,500.00

The survey will identify and locate all site features in the area of the proposed septic system and associated building addition.

5.0 REIMBURSABLE EXPENSES

The above fee in this Proposal includes all expense associated with topographic survey, travel, communications, deliveries and reproductions during the design phase. In addition, the fee includes travel and reproduction of meeting minutes. Note: HKA proposes that the minutes will be delivered via email during the construction phase.

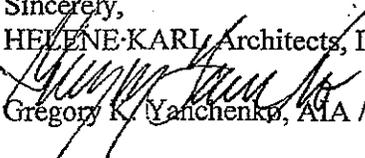
Reimbursable expenses, which are in addition to the compensation stated above, will include the costs for reproduction of the bid set documents, the final as-built mylars and other expenses not specifically identified above in Section 5.0. HKA will invoice the Town for reimbursable expenses under this Project at 1.0 times our direct cost. HKA suggests that the Town budget \$1,500 for these reimbursable expenses.

This scope and fee proposal is valid for 30 calendar days from the date of this Proposal.

HKA looks forward to working with the Town of Lunenburg on this project. Please contact our office at 978-449-0470 if we can provide any additional information.

Sincerely,

HELENE KARI, Architects, Inc.


Gregory K. Yanchenko, AIA / Vice President



TOWN OF LUNENBURG

DPW ADDITION / RENOVATIONS

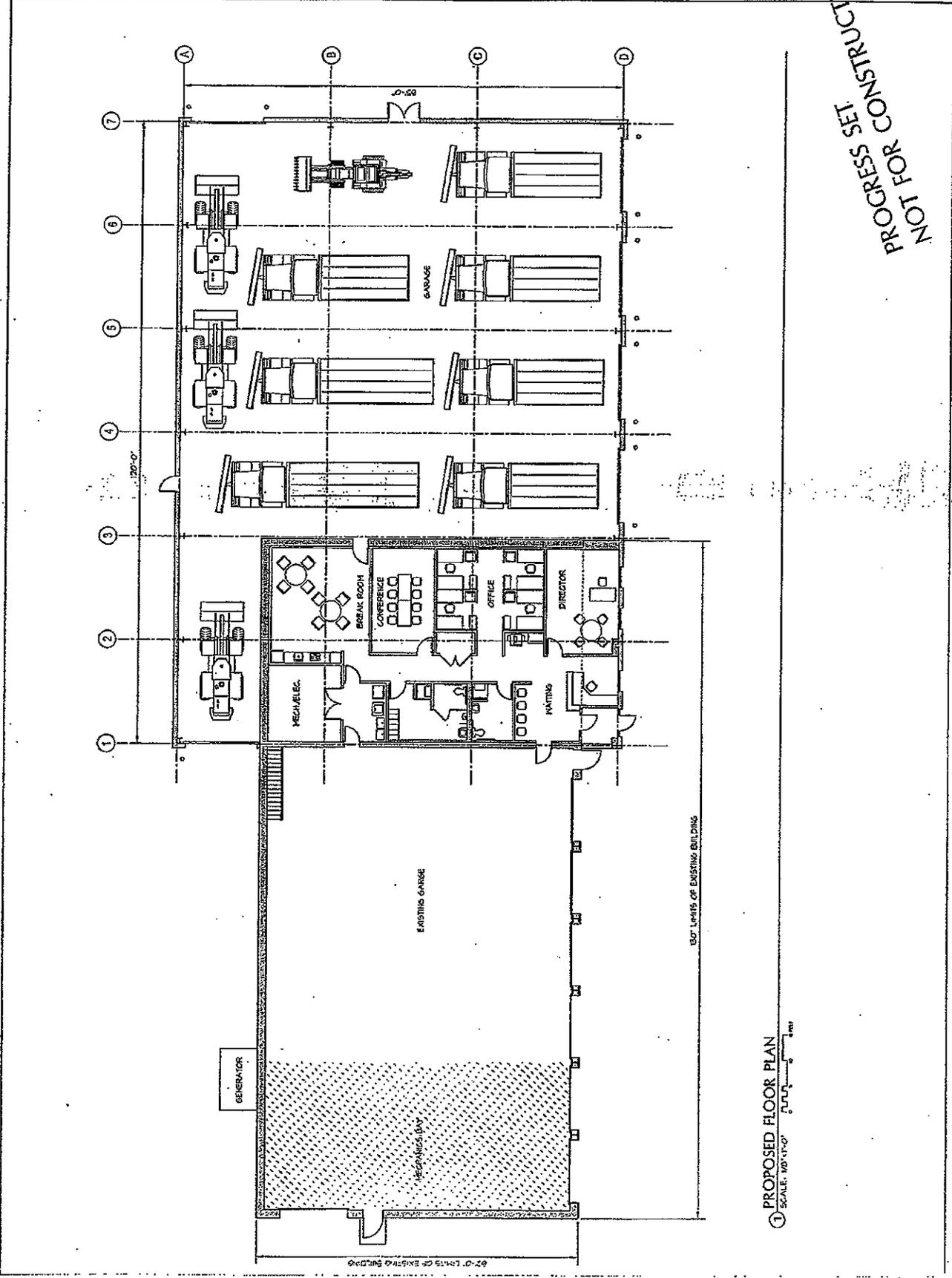
OWNER: TOWN OF LUNENBURG, VA

ARCHITECT: HELENE + KARL ARCHITECTS PC
11 Spruce Drive, Charlottesville, VA 22909

MECHANICAL ENGINEER:

ELECTRICAL ENGINEER:

NO.	DATE	DESCRIPTION
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100	10/1/20	PROPOSED FLOOR PLAN



PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION
PROCESSES SET

11/10/11

**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	\$72,875.00	
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	\$1,233,650.00	
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	
		FIRE ALARM	\$ 12,000.00	
		GARAGE DOORS	\$ 66,280.00	
EXISTING BAYS	\$ 200,981.00	EXISTING BAYS FURNITURE	\$ 5,500.00	
TOTAL	\$ 304,436.00	TOTAL	\$ 541,380.00	
	DIFFERENCE	(INCREASE)	\$ 236,944.00	78%

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

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

11/10/11

LUNENBURG DWP ADDITION / RENOVATION
PROJECT COST SPREADSHEET

ITEM	COST
A/E Design Fees	\$62,875.00 Actual
Construction Testing	\$5,000.00 Estimate ⁵³⁰⁰
Geotechnical Report and Borings	\$5,000.00 Proposal ⁴⁵⁰⁰
Flow Test	\$0.00 Enter by Town
Design Totals	\$72,875.00
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	\$1,233,650.00
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

TRAILER #4K

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

ENG. DRAWING	\$ 100,000.00	DISTRIB / REBID	\$ 5,158.00	
		NEWSPAPER	\$ 500.00	
TOTAL	\$ 100,000.00	ENG. DRAWING	\$ 72,875.00	
	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)	
	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