

BOF

8/5/2014

RIVERFIELD SCHOOL BUILDING COMMITTEE (RSBC)

Narrative

In the process of getting all the federal and state approvals for asbestos removal and PCB remediation, the committee was informed that the EPA had an issue with PCB plan. Although the plan as submitted was satisfactory in terms of what and how the PCB was being dealt with; the EPA had issue with the PCB weather proofing felt which is encapsulated in the gym walls. The plan as submitted remediated any and all PCB contaminants that were exposed in the school but on the advice of environmental consultants the plan did not recommend taking down the gym walls that encapsulated the PCB felt which existed between cinder block and bricks. The EPA agreed that the encapsulated PCB felt was not an immediate danger but their current stance on any PCB is that it must be removed so they want the town to remove gym contaminated walls within the next 10 years. In order to achieve their position, the EPA has drafted a consent agreement where the town will face no fines or punitive damage but must eliminate the encapsulated PCB within the next 10 years.

The RSBC directed the architect and construction manager to develop a plan to deal with gym walls in terms of cost as well as overall project timing. As part of that assessment, they were asked to develop estimated cost impacts of waiting to accomplish the removal within the 10 year period. The committee wanted to see all the projected cost/timetables laid out before committing to recommend any definitive solution. On 7-14-2014 the estimated cost/options along with timetables will be presented to RSBC and their recommendation will be forwarded to BOS for the 7-16-2014 meeting. Prior to BOS meeting, it is expected that the BOE would receive RSBC recommendation at their 7-15-2014 meeting.

The prevailing wisdom is that the incremental cost to remove gym walls and eliminate PCBs would be in the range of \$ 1,800M to \$2,200M. The committee has asked that the hard estimate be done with a 90% reliability factor.

7/14/2014 ESTIMATE ATTACHED

7/16/2014 BOS APPROVED \$ 1,863,553

BOE HAS POSITIONED INCREMENTAL PCB REMOVAL COST IN "WATERFALL" CHART, NO CHANGE TO TOWN BY MOVING PROJECTS

RIVERFIELD ELEMENTARY SCHOOL
GYM REPLACEMENT PROJECT
PROJECTED COSTS - Gym Replacement Project by Year of Construction

Year Construction Performed	Design Team (KBA)	Construction (Gilbane)	Other Costs - Owner Soft Costs	Subtotal
Feasibility study - One time	\$17,200	\$6,000	NA	\$23,200
2015 - with current project	\$41,215	\$1,694,967	\$104,171	\$1,863,553
2016 - as separate project	\$126,777	\$2,056,818	\$349,375	\$2,556,170
2017 - as separate project	\$131,848	\$2,125,743	\$361,215	\$2,642,006
2018 - as separate project	\$137,122	\$2,210,773	\$375,663	\$2,746,758
2019 - as separate project	\$142,607	\$2,299,204	\$390,690	\$2,855,700
2020 - as separate project	\$148,311	\$2,391,172	\$406,317	\$2,969,000
2021 - as separate project	\$154,244	\$2,486,819	\$422,570	\$3,086,832
2022 - as separate project	\$160,413	\$2,586,291	\$439,473	\$3,209,377
2023 - as separate project	\$166,830	\$2,689,743	\$457,052	\$3,336,825
2024 - as separate project	\$173,503	\$2,797,333	\$475,334	\$3,469,370

ASSUMPTIONS

a. 4% Escalation per year (Design and Construction): Gilbane - 2016 G.T. 4% due to increase in general conditions from 2015 - 2016.

b. 16% Other Costs (Includes: FFE, haz-mat consultant, 3rd party review, traffic, OPM services, commissioning, legal fees, insurance, printing, materials testing, special inspections, reimbursable expenses, advertising, miscellaneous ancillary expenses, financing, owner contingency)

Riverfield Elementary School
Gym Replacement Project

	OPTION 1 Part of Addition Project- Summer 2015	OPTION 2 Separate project in Summer 2016	OPTION 3 Separate project in Summer 2017
Construction fencing, erosion control, laydown area			
Subtotal	\$1,343,722	\$1,343,722 \$50,000 \$1,393,722	\$1,343,722 \$50,000 \$1,393,722
Design Contingency	7% \$94,061	7% \$97,560.54	7% \$97,560.54
Construction Contingency	7% \$94,061	7% \$97,560.54	7% \$97,560.54
Escalation mid pt	4% \$53,749	8% \$111,497.76	12% \$167,246.64
Subtotal Adjusted Construction Cost	\$241,870	\$306,619	\$362,368
P/P Bond	0.00635 \$10,069	0.00635 \$10,797	0.00635 \$11,151
Subtotal	\$10,069	\$10,797	\$11,151
Added CM GC's			
CM Fee	LS 2.2% \$50,000	LS 4.0% \$260,000	LS 4.0% \$270,000
Subtotal	\$35,105	\$68,446	\$70,690
CM General & Excess Liability	0.00845 \$14,202	0.00845 \$17,234	0.00845 \$17,812
Builders Risk	\$0	\$0	\$0
Building Permit	\$0	\$0	\$0
Subtotal	\$14,202	\$17,234	\$17,812
Grand Total	\$1,694,967	\$2,056,818	\$2,125,743

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Riverfield Elementary School - Gym Wall Replacement
Budget Estimate

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CSI List	Description	Total Amount
01000	Site Services	17,900
01500	Demolition	672,442
02000	Site Construction	6,148
03000	Concrete	21,036
04000	Masonry	396,381
05000	Metals	16,252
05001	Miscellaneous Metals	23,924
06000	Carpentry	7,513
07000	Thermal and Moisture Protection	83,886
08000	Doors and Windows	
09000	Finishes	32,534
11000	Equipment	18,515
15300	Fire Protection	
15400	Plumbing	42,690
15500	HVAC	
16000	Electrical	4,500

Estimate Totals

Description	Amount	Totals	Cost per Unit
	<u>1,343,722</u>	<u>1,343,722</u>	
Design Contingency (7%)	94,060		
Construction Contingency (7%)	94,060		
Escal mid pt - 4%	53,749		
	<u>241,869</u>	<u>1,585,591</u>	
P/P Bond	10,069		
	<u>10,069</u>	<u>1,595,660</u>	
Additional CM GC's	50,000		
CM Fee 2.2%	35,105		
CM Gen'l & Excess Liab Insur	14,202		
Builders Risk Insur - Excluded			
Building Permit - Excluded			
	<u>99,307</u>	<u>1,694,967</u>	
Total		1,694,967	