



**Public Works & Buildings Committee**  
**June 16, 2016 Agenda Item**

**Agenda Item #5 – Annex Renovation – bid results**

**Summary:**

Bids were opened earlier today for the Annex Renovation. Seven general contractors attended a mandatory pre-bid meeting back on June 1. Of the 7 contractors that were subsequently eligible for bidding, 3 bids were received:

	CMGC Bldg Corp	Turnstone Corp	JCN Construction Co.
Base Bid	\$2,764,000	\$3,016,000	\$4,087,000
Alt 1 West Façade	\$51,163	\$68,000	\$30,000
Alt 2 East Entry Canopy	\$41,348	\$53,000	\$30,400
Alt 3 Cupola Restor.	\$25,176	\$19,600	\$15,000
Alt 4 Fire Suppression	\$12,492	\$31,600	\$15,000
Alt 5 Façade Features	\$30,823	\$82,500	\$50,000
<b>Total =</b>	<b>\$2,925,002</b>	<b>\$3,270,700</b>	<b>\$4,227,400</b>

Oak Point was the architectural firm. Their estimate for the base bid was right in the \$2.9 million range, and \$3.04 million with all the alternate features – which compares very favorably with the apparent low bidder.

The City Council authorized \$3.734 million for the Annex Renovation at their August 4, 2015 regular Meeting. We received an additional grant of \$25,400 from the NH Division of Historical Resources for assistance with the façade restoration. Looking at overall project costs, the budget appears to be in very good shape.

<b>Architectural Fees</b>		<b>Admin Costs &amp; Reserve</b>		<b>Apparent Low Bid</b>	
Design Services	\$272,620	Equip & Furn.	\$120,000	Base Bid	\$2,764,000
Constr.Admin	\$61,600	Legal/Easements	\$8,500	West Façade	\$51,163
Inspection	\$50,780	Bid Contingency 5%	\$140,000	East Entry Canopy	\$41,348
<b>Total =</b>	<b>\$385,000</b>	Const. Contingency 10%	\$280,000	Cupola Restor.	\$25,176
		<b>Total =</b>	<b>\$548,500</b>	Fire Suppression	\$12,492
				Façade Features	\$30,823
				<b>Total =</b>	<b>\$2,925,002</b>

If you remove the Bid Contingency and the Construction Contingency, the bids results come in at:

- Estimated Total Project with Base Bid = \$3,277,500; allows for an overall Construction Contingency of \$481,900 when including the funds from the Historic Preservation Grant.
- Estimated Total Project with all Alternates = \$3,438,502; allows for an overall Construction Contingency of \$320,898 (11% of estimated construction) when including the funds from the Historic Preservation Grant.

**PROJECT COST**

**A CONSTRUCTION COST**

		CMGC Bldg
A.1 Base Bid	\$	2,764,000
A.2 Option 1: West Facade Renovations	\$	51,163
A.3 Option 2: East Entry Canopy	\$	41,348
A.4 Option 3: Cupola Restoration	\$	25,176
A.5 Option 4: Data Room NOVEC Fire Suppression	\$	12,492
A.6 Option 5: West Facade Architectural Items	\$	30,823
<b>Total A</b>	<b>\$</b>	<b>2,925,002</b>

**B ADMINISTRATIVE COST & RESERVE**

B.1 Technology and Equipment	\$	120,000
B.2 Legal/Easement	\$	8,500
B.3 Bid Contingency (B.3.3)	\$	14,998
B.3.1 Alloted Bid Contingency	\$	140,000
B.3.2 Construction Cost (A) over/under \$2,800,000 Budgeted	\$	<u>125,002</u>
B.3.3 Alloted Bid Contingency Less Bid overrun (B.3.1-B.3.2)	\$	14,998
B.4 Construction Contingency	\$	<u>280,000</u>
<b>Total B</b>	<b>\$</b>	<b>423,498</b>

**C FEES AND SERVICES**

C.1 Architectural/Engineering Basic Services		
C.1.1 Schematic Design	\$	61,600
C.1.2 Design Development	\$	77,000
C.1.3 Construction Documents	\$	92,400
C.1.4 Bidding and Negotioation	\$	15,400
C.1.5 Construction Phase Services	\$	<u>61,600</u>
Subtotal	\$	308,000
C.2 Additional Services		
C.2.1 A/E Reimbursables	\$	3,500
C.2.2 Bidding Documents	\$	5,000
C.2.3 Proposal Documents	\$	1,000
C.2.4 Environmental Permitting	\$	-
C.2.5 Geotechnical Report	\$	7,920
C.2.6 Topographic Survey	\$	4,400
C.2.7 Masonry Consultant	\$	4,400
C.2.8 Clerk of the Works	\$	<u>50,780</u>
Subtotal	\$	77,000
<b>Total C</b>	<b>\$</b>	<b>385,000</b>

**D TOTAL PROJECT COST**

D.1 Authorized Total Project Budget	\$	3,734,000
D.2 NH Div of Historic Resources Grant	\$	<u>25,400</u>
D.3 Available Funds (D.1+D.2)	\$	3,759,400
D.4 <b>Total Project Cost (A+B+C)</b>	<b>\$</b>	<b>3,733,500</b>
D.5 Available Funds over/under Total Project Cost (D.3-D.4)	\$	25,900
D.6 Available Construction Contingency (B.3+B.4+D.5)	\$	320,898