

Date Prepared	8/6/2015	
Project Name	Stamford Interdistrict IB Magnet Extension; K-5 Phases I and II OSF No. 135-0277 / MAG / PF / EA	
Project Number	61860.00	
Subject	Project Building Committee Meeting No. 7	
Meeting Location	Stamford Government Center, 7 th Floor Conference Room	
	888 Washington Blvd., Stamford, CT	
Meeting Date	8/5/2015	
Meeting Time	11:00 am	
Prepared By	Tina Greco, AIA, Project Manager	t.greco@perkinseastman.com
	T: 203 251 7419	F: -
Participants	Tramontozzi, Domenic, Engineering Mary Savage, Board of Reps Rich Lyons, Board of Education Facilities Rich Freeman, BOF Winnie Hamilton, Superintendent, BOE Tamu Lucero, BOE Cindy Grafstein, Mayor's Office Al Barbarotta, Board of Education Facilities Joe Coppola, BOR Ernie Orega, Operations Molly Sperduti Matesevac, Engineering Intern, City of Stamford Nicholas Swope, Intern, City of Stamford Joe Costa, Principal, Perkins Eastman (PE) Mark McCarthy, Principal, Perkins Eastman (PE) Tina Greco, Project Manager, Perkins Eastman (PE)	

A. General

- 1) Meeting began at approximately 11:15 am.
- 2) The Meeting Minutes of the July 15, 2015 were approved:

July 15, 2015 Meeting Minutes

- Domenic Tramontozzi made a motion to approve the meeting minutes.
- Joe Coppola seconded the motion.
- There was a vote, no objections, all in favor.
- Meeting minutes were approved.

This Meeting Record is our understanding of the items as they were discussed. Please report any discrepancies to Perkins Eastman. If no discrepancies are reported in five working days, this Meeting Record will stand as published.

B. Schematic Design Estimates1) General

a) PE distributed the following SD estimates for Phase II:

- Construction, by Gibbons Estimating
- Furniture, by RH Lord and WB Mason
- Hazardous Material Abatement, by Langan

b) The following estimates were not provided

- Playscape equipment
- Technology and security equipment

2) SD Construction Estimate

- The construction estimate is \$3.6 million plus alternates.
- The \$3.6 million included \$462,730 as contingency for design and estimating and \$124,166 for escalation, it is well 'padded.' The trade cost estimate (not including alternates) is at \$2.1 million.
- *Allowances* were used for scope that is not yet fully defined.
- City Budget for Phase II Construction is \$2.8 million.
- An earlier estimate had been received from Gibbons, which was at about \$3.2 million, PE explained that Gibbons had been asked to raise contingency and escalation amounts, which increased the estimate total to \$3.6 million. PE also highlighted that there has scope additions since the SD drawings were submitted. Those scope items were reviewed with Gibbons and included in the base estimate or as an alternate.
- PE highlighted that *Alternates* would be used to help identify discrete pieces of work that might shift to a different budget (for example, replacement of the piping, the action required related to the lead piping) or scope that could be added or removed from the base project as a way to control the final cost of construction. While the term *Alternate* is used, some *Alternates* are a required part of the work, such as the replacement of the piping due to the presence of lead in the water.
- PE highlighted that the design team and committee had worked hard to maintain the 'light touch' approach to the work in this Phase II work, that the scope is aligned with this approach with no fluff.
- PE asked the Committee to approve PE to move forward with their work understanding that the cost for construction is higher than the City's Budget of \$2.8 million.
- The Committee approved moving forward with the understanding that it was for the trade costs estimated at \$2.13 million plus an amount for the balance (which includes Contractor's O&P, contingencies), which in this estimate totaled was approximately \$1.5 million, but will be better defined in the next round of estimating (contingencies and escalations will be lowered), plus the *Alternates*. There was a motion to move forward with this direction by Mary Savage and it was seconded by Rich Lyons. All were in favor.

3) Furniture Estimates

- PE received estimates from RH Lord and WB Mason.
- The estimates were \$217,561 and \$259,847.
- The City has carried \$3 million total for FF&E (which includes the furniture, technology, security and playscape equipment) for Phases II, III and IV.

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4) Hazardous Material Abatement Estimates

- Langan prepared an estimate, total of \$1,387,150
- The report clearly states what the estimate does not include, PE read the exclusion paragraph aloud at the meeting (see estimate).

C. Furniture Layouts

- PE had meetings with the City and BOE technology representatives within the last week.
- The relationship of the furniture to the Smart boards needs to be reviewed and adjusted in some rooms. PE will review with the BC Sub Committee.
- There was discussion to have the City's interns create furniture templates to use in typical layouts for some of the classrooms. The City will arrange for this. The furniture shown is based on the Rogers International furniture, which is larger than the schematic furniture originally shown.

D. Schedule

- 1) The Schedule below was outlined.

Phase II Schedule Detail

Date	Day of the Week	Task
August 4 th	Tuesday	HPAC meeting
August 18 th – 21 st	Tue - Fri	Submit Design Development Documents to Estimator and HPAC
August 25 th - 28 th	Tue - Fri	Design Development Estimate
August 26 th	Wednesday	Submit Design Development Documents (including estimate) to Building Committee for approval to go to OSF
September 2 nd	Wednesday	OSF DDR (Must be scheduled with OSF)
September 22 rd	Tuesday	Submit Phase I and II CDs for Local Review (to City of Stamford) Submit Phase II FF&E package to OSF for review
September 30 th	Wednesday	City's Building Committee (different than the Project Building Committee) to review and approve the project
October 22 nd	Thursday	OSF PCR (Must be scheduled with OSF)
October 30 th	Friday	Anticipated Permission to bid from OSF
November 2 nd	Monday	Phase I and II documents are posted for bid

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E. Historic Update1) HPAC Meeting – Aug 4th

- PE along with Domenic Tramontozzi went to the HPAC meeting on Tuesday, August 4th.
- HPAC will be sent PDFs of the documents at the end of each phase. PE will attend HPAC meetings as required to keep the apprised of the project development.

F. BOE Meeting August 11, 2015

- The Committee will ask for the Board to approve the concept of a larger school, a K-8 sized school that could be used for K-5. The K-8 with 1,080 would better maximize the available grant money and the program would be similar to the Rogers International School.

G. Meeting Adjourned

- There was motion to adjourn by Mary Savage, it was seconded by Domenic Tramontozzi
- Meeting was adjourned at about 12:00.

H. Next Meeting

- o To be confirmed, tentatively: Wednesday, August 26, 2015 at 11am

I. Meeting Handouts:

- From Perkins Eastman
 - o Estimates

J.

Next Meeting: 8/26/2015

cc:

Attachments: None

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New Inter-District K-5 Magnet School
Stamford, CT
Schematic Estimate
Aug 4, 2015

Project name Inter District K-5 Magnet
Stamford
CT

Estimator S.Markkanen, CPE

Labor rate table State Labor 2015

Equipment rate table Standard Equipment

Job size 41400 sf

Bid date 8/4/2015

Notes Estimate prepared in accordance with documents
entitled: Stamford New Inter-District K-5 Magnet School - Phase II
as prepared by Perkins Eastman architects dated 06/30/15

DISCUSSIONS FOLLOWING SD ISSUE AS NEW SCOPE WAS IDENTIFIED

Included:
State of Connecticut Prevailing Wage Rate

Not included:
Fire Protection (SPRINKLERS)
Sales taxes
Hazardous Material Surveys
Hazardous Material Removal unless noted
Testing
Winter Protection
Builder's Risk Ins

Major Allowances:
Site Work \$285,000
Water service to street \$57,800
HVAC Modifications \$207,000
Electrical Modifications \$248,400

MOVE TO ABATEMENT BUDGET (ADD MARK-UPS)

Report format Sorted by 'Group phase/Phase'
'Group phase' summary



New Inter-District K-5 Magnet School
Stamford, CT
Schematic Estimate
Aug 4, 2015

Description	Quantity	Total	
		Unit Cost	Amount
1900.000	DEMOLITION		93,309
4000.000	MASONRY		49,833
5000.000	METALS		60,000
6000.000	WOOD & PLASTICS		1,368
7000.000	THERMAL & MOISTURE PROT		48,225
8000.000	DOORS & WINDOWS		68,407
9000.000	FINISHES		341,833
10000.000	SPECIALTIES		78,183
11000.000	EQUIPMENT		15,960
12000.000	FURNISHINGS		175,200
22000.000	PLUMBING		96,908
23000.000	HVAC		228,878
26000.000	ELECTRICAL		305,248
27000.000	COMMUNICATIONS		54,600
28000.000	ELECTRONIC SAFETY & SECURITY		178,820
31000.000	EARTHWORK		342,800

\$ 2,137,170



**New Inter-District K-5 Magnet School
Stamford, CT
Schematic Estimate
Aug 4, 2015**

Estimate Totals

Description	Amount	Totals	Rate	Cost per Unit
	<u>2,137,170</u>	<u>2,137,170</u>		<u>51.622</u> /sf
Sales Tax Exempt				
Insurance	25,646		1.20 %	0.619 /sf
General Conditions	225,000			5.435 /sf
Building Permit Etc.	60,584		16.50 \$ / 1,000	1.463 /sf
Contractors Contingency	122,420		5.00 %	2.957 /sf
	<u>433,650</u>	<u>2,570,820</u>		<u>62.097</u> /sf
Contractor's OH & P	514,047		14.00 %	12.417 /sf
	<u>514,047</u>	<u>3,084,867</u>		<u>74.514</u> /sf
Design & Estimate Contingency	462,730		15.00 %	11.177 /sf
	<u>462,730</u>	<u>3,547,597</u>		<u>85.691</u> /sf
Escalation	124,166		3.50 %	2.999 /sf
	<u>124,166</u>	<u>3,671,763</u>		<u>88.690</u> /sf
Total		<u>3,671,763</u>		<u>88.690</u> /sf

- Alternate 1.) Add Gym Building 2nd floor Toilet \$13,156.00
- Alternate 2.) Replace 2nd Floor JC with Toilet \$7,162.00
- Alternate 3.) Replace existing wet wall in 6 Toilets \$3,322/ea [3,322 x 6 = \$19,932]
- Alternate 3A.) Replace remaining toilet walls in 6 Toilets \$5,692/ea [5,692 x 6 = \$34,152]
- Alternate 4.) ~~Remove JC Duct \$2,526.00~~
- Alternate 5.) Install 25ft wood ramp at stage \$3,250.00
- Alternate 6.) Remove & replace existing Hazardous plumbing] MOVE TO
Including patching of finishes \$290,000.00] ABATEMENT BUDGET

- 7) MORTARWORK : \$95,000
- 8) WALL @ STAIR SHAFTS (B) : \$24,000
- 9) NEW FIVE FLOOR IN BATHROOMS : \$8,300/ea [8,300 x 4 = \$33,200]
- 10) KITCHEN EQUIP. : \$20,000 (EST)

REF. NO.	QTY	VENDOR	MODEL NUMBER	DESCRIPTION	UNIT SELL	EXTEND SELL
C-1	156	VS	31400(OLD #3943)	PANTO SWING LUPO, 13 3/8"H	94.00	14,664.00
C-2	348	VS	34100(OLD #3943)	PANTO SWING LUPO, 16 5/8"H	94.00	32,712.00
C-5	20	KI- ALT NPS	#6224	STOOL WITH MASONITE TOP 24"H	35.00	700.00
C-6	60	KNOLL- ALT HAWORTH	#SCT-20-401X	VERY TASK WITH ADJ ARMS, NO LUMBAR GRADE A	475.00	28,500.00
C-10	18	KI- ALT NPS	#8500	HIGH DENSITY STACK CHAIR	58.00	1,044.00
C-11	22	HON - ALT HAWORTH	SAS-22-A3A	CANDOR, GRADE A	400.00	8,800.00
C-12	72	SOURCE	640	ZAG STACK CHAIR	235.00	16,920.00
CF-01	15	SICO	TC65	GRADUATE BENCH TABLE	1400.00	21,000.00
CT-1	12	ELEC CLASSROOM- ALT FLEETWOOD	41.6280.6XX.000	24X60 C-LEG WELDED FRAME TABLE WITH J-TROUG	400.00	4,800.00
D-1	268	SMITH SYSTEM	1362	FLEX DESK WITH BOOKBOX	182.00	48,776.00
D-3	74	SMITH SYSTEM	4101	INTERCHANGE TABLE 48X24	305.00	22,570.00
D-5	22	SMITH SYSTEM	1143	KIDNEY ACTIVITY TABLE	350.00	7,700.00
D-9	37	KNOLL -			0.00	-
D-10	37	KNOLL-			0.00	-
K-1	19	JONTI-CRAFT	0960JC	BOOKCASE 36W11.5D36H	225.00	4,275.00
L-1	12	BRODART			0.00	-
M-1	20	WENGER - ALT NPS	8210	MUSIC POSTURE CHAIR	75.00	1,500.00
R-2	3	BRODART			0.00	-
T-1	4	SHAIN SOLUTIONS	PT62M	ART PLANNING TABLE 42X60X30H	900.00	3,600.00
T-4	2	FIXTURES			0.00	-
T-4	1	KI			0.00	-
						217,561.00



**Stamford New Inter-District K-5 Magnet School
Budgetary Numbers As Provided By The WB Mason Co.**

Code	Qty	Description	To Spec	Product Used	Ind Price	Ext Price
C-6	60	KNOLL	No	Allsteel - Scout	\$ 391.50	\$ 23,490.00
C-1	156	VS	No	Artco Bell Alphabet Series	\$ 107.58	\$ 16,782.48
C-2	348	VS	No	Artco Bell Alphabet Series	\$ 108.90	\$ 37,897.20
D-1	268	SMITH SYSTEMS	No	Artco Bell Discover Series	\$ 202.62	\$ 54,302.16
D-10	37	KNOLL	No	Artco Bell Discover Series	\$ 216.48	\$ 8,009.76
D-3	74	SMITH SYSTEMS	No	Artco Bell Discover Series	\$ 238.92	\$ 17,680.08
D-9	37	KNOLL	No	Artco Bell Discover Series	\$ 282.48	\$ 10,451.76
D-5	22	SMITH SYSTEMS	No	Artco Bell Uniflex Series	\$ 259.38	\$ 5,706.36
CT-1	12	ELECTRONIC CLASSROOM FURNITURE	Yes	Electronic Classroom Furniture	\$ 817.00	\$ 9,804.00
T-4	2	FIXTURES	Yes	Fixtures	\$ 1,287.64	\$ 2,575.28
C-11	22	CAMBIA	Yes	Hon	\$ 285.00	\$ 6,270.00
K-1	19	JONTI-CRAFT	Yes	Jonti Craft	\$ 221.31	\$ 4,204.89
C-10	18	MAESTRO	Yes	KI	\$ 87.32	\$ 1,571.76
C-5	20	KI	Yes	KI	\$ 54.86	\$ 1,097.20
T-8	1	KI	No	KI	\$ 1,207.34	\$ 1,207.34
L-1	12	BRODART	No	Liat Southbury Series	\$ 1,017.00	\$ 12,204.00
R-2	3	BRODART	No	Liat Southbury Series	\$ 1,203.17	\$ 3,609.51
D-11	3	FOLDING TABLE	No	National Public Seating	\$ 90.00	\$ 270.00
CF-1	15	SICO	No	Palmer Hamilton	\$ 1,398.00	\$ 20,970.00
CF-2	3	TRASH BIN	No	Rubbermaid	\$ 100.00	\$ 300.00
T-1	4	SHAIN	Yes	Shain/Diversified Woodcrafts	\$ 1,500.00	\$ 6,000.00
C-12	72	SOURCE	Yes	Source	\$ 189.50	\$ 13,644.00
M-1	20	WENGER	Yes	Wenger	\$ 90.00	\$ 1,800.00

\$ 259,847.78

**Please Note That These Numbers Are Budgetary, Based on Presumed Current Market Value, & Do Not Act As an Official Pricing Quotation.*

**Please Note That Some Of The Above Lines Have Been Priced Using Proposed Alternates That Offer An Equal or High Value*

Frank Viele
WB Mason Co.
Hamden, CT
Contract Furniture Manager
K-12 Scholastic Furniture Specialist

PARTIAL BUDGETARY ESTIMATE FOR HAZARDOUS MATERIALS ABATEMENT

Stamford IB K-5

Limited Pre-Renovation/Demolition Hazmat Inspections

Strawberry Hill Avenue, Stamford CT

ACM or Presumed ACM	Quantity of ACM or Presumed ACM	Unit Price	Budgetary Estimate
Barn Building			
Mirror Adhesives – Along Stairwell to Loft	One Containment – 40 SF	\$2,000/Containment	\$2,000
Light Backing Insulation - Bathroom	1 Light	1 Glovebag	\$250
Door/Window/Exterior Trim on Siding	10,000 SF	\$6/SF	\$60,000
Pigtail Light Insulation - Stage/Auditorium and Storage beneath			\$1,000
Boiler - Interior Materials (may be newer with nothing suspect)			\$3,000 (allowance)
Sheet Flooring Materials – All Areas behind Raised Seating (Toilets, Ticket Booths, Storage, etc.)	500 SF	\$8/SF	\$4,000
Inaccessible Roof Flashing			\$1,000 (allowance)
Universal Wastes			\$3,000
Estimated Total Abatement Budget			\$74,250 plus 15% contingency = \$85,400
Convent Building			
Pipe Fitting Insulation – Throughout	350 Fittings	\$100/Fitting	\$35,000
Transite Board – Behind Kitchen Sink	60 SF	8/SF	\$480
Laundry Chute Door/Insulation – all floors	4 Doors	\$200/Door	\$800
Light Backing Insulation – Multiple Locations Throughout	15 Lights	\$150/light	\$2,250
White Coat Plaster Ceilings – Throughout Stairwells and Chapel Room	3,000 SF	\$20/SF	\$60,000
Black Tar /Cloth Throughout 2 nd and 3 rd Floors on the Interior of the Exterior Walls, Beams, etc.	16,000 SF	\$12/SF	\$192,000
Flooring Materials – Throughout 1 st , 2 nd floors, Stairwells and 3 rd Floor Closet	8,500 SF	\$6/SF	\$51,000
Chimney Flashing			\$500

Exterior White Plaster Panels Associated with Windows, Upper Roof Trim, Rear Support Beams and Over Hang (possibly above rear chapel and cafes/kitchen on interior)	5,400 SF	\$15/SF	\$81,000
PCB's < 50 ppm – Window and Door Caulking Compounds and Expansion Joint Caulking Compounds Includes labor for Asbestos Containing Expansion Joint and Door Caulking Compounds	45 Openings 120 LF Expansion	\$5,000 Dumpster, \$500/Opening and \$10/LF	\$28,700
Universal Wastes			\$5,000
Estimated Total Abatement Budget			\$456,730 plus 15% contingency = \$525,250
Classroom Building			
Pipe and/or Pipe Fitting Insulation– Throughout Custodial Closet all floors and throughout first floor. Also assumed to be in inaccessible pipe chases and toilet rooms throughout Unknown if additional insulation exists below metal grates, 1 st floor	550 LF Attic 1,000 LF Closets all Floors and Throughout First Floor Assume 1,000 LF inaccessible	\$25/LF	\$63,750
Black Dampproofing Behind Ceramic Floor and Baseboard– Toilet Room 3 rd Floor Middle Room (walls also?)	50 SF	\$20/SF	\$1,000
Ceiling Plaster – Boiler Room	1,000 SF	\$20/SF	\$20,000
Interior Boiler Materials - assumed	2 Boilers	\$7,500/Boiler	\$15,000 (allowance)
Cove Base Adhesive – Throughout Corridors/Locker Bases	400 LF	\$8/LF	\$3,200
White Flooring Material under Wood Flooring – Three Rooms on Second Floor from Vestibule to Room 17	1,500 SF	\$10/SF	\$15,000
Flooring Materials – Throughout Rooms, Corridors, Closets and Supply Rooms, Stairwells	25,000 SF	\$7/SF	\$175,000
All Roof Flashing – Chimney, Perimeter and Penetration	Unknown		\$ 10,000 (allowance)
Exterior Window, Sill and Door Caulking Compounds Throughout – Some Hidden below newer window components	105 Openings – Various Sizes	\$1,000/Opening	\$105,000
Universal Wastes			\$5,000
Estimated Total Abatement Budget			\$412,950 plus 15% contingency = \$474,900

Gym Building

Black Sink Undercoating – Gym Kitchen	1 Sink	\$250/Sink	\$250
Laboratory Student Desktops – Lab Room 2 with Closet	300 SF	\$10/SF	\$3,000
Teachers Desk - Chemical Treatment/Storage under desk – Lab Room 2 with Closet			\$500 unless continues under floor
Pigtail Light Insulation – Gym and Stage			\$2,000
Plaster Ceiling and Wall and Light Backing Insulation – Throughout Front Stairwell Section of Building	1,250 SF (additional 1,250 SF may be above upper level ceiling tiles)	\$20/SF	\$25,000
Interior and Exterior Window and Door Caulking and Glazing Compounds – Gym Entry Area	16 Openings	\$700/Opening	\$11,200
Ceiling Tiles – Gym and Upper Gym Entry Stairwell and Landing	5,300 SF	\$10/SF	\$53,000
Flooring Materials – Throughout (Library, Lab Rooms, Closets and Storage, Locker Room, Bath/Toilet Rooms, Corridors, Gym, Mechanical/Storage Rooms, Kitchenette)	11,000 SF	\$6/SF	\$66,000
Pipe Fitting Insulation (accessible material has been negative to date)			\$10,000 (allowance)
Exterior White Plaster Panels Associated with Windows (Do not anticipate disturbing other white exterior panels along roofing, etc., expansion joint caulking compound or black dampproofing (visible above ceilings in gym mechanical/storage rooms) - assumed to contain asbestos)	150 SF	\$20/SF	\$3,000
PCB's < 50 ppm – Window and Door Caulking Compounds PCB's > 50 ppm – Window Glazing Compounds	16 Openings	\$19,000 Dumpsters and Exterior Containments \$20,000 Labor in Asbestos estimate	\$39,000 (Does not include possible adjacent surfaces)
Universal Wastes			\$3,500
Estimated Total Abatement Budget			\$216,450 plus 15% contingency = \$249,000
Two Houses			
Basements – Furnaces and Residue Pipe/Pipe Fitting	2 Basements	\$5,000/Basement	\$10,000

Insulation/ Floor Contamination			
Chimney Tar and Flashing, Vent Pipe Flashing	2 Houses	\$500/House	\$1,000
Kitchen Sheet Flooring – House Adjacent Barn	250 SF	\$8/SF	\$2,000
Sink Undercoating – Kitchens in Both Houses	2 Sinks	\$250/sink	\$500
Black Sealant on Exterior Siding and Roof – House Adjacent Convent	100 LF	\$12/LF	\$1,200
Transite Siding – House Adjacent Convent	2,500 SF	\$8/SF	\$20,000
PCB's – PCB's < 50 ppm – Interior Window and Door Caulking Compounds – House Adjacent Barn		\$5,000 Dumpster \$5,000 Labor	\$10,000
Universal Wastes			\$1,000
Estimated Total Abatement Budget			\$45,700 plus 15% contingency = \$52,600
Estimated Total Abatement Budget for All Buildings			\$1,387,150

Please note that these estimates DO NOT include hidden materials behind walls/ceilings/floors, chases and additional materials not sampled in report and materials currently not planned to be disturbed by renovation/demolition activities. They also DO NOT include any possible unidentified PCB containing source and adjacent building materials (bricks, concrete, masonry, soil, asphalt, etc). These estimates also do not include contaminated soils (lead amount is undefined), lead in water solution, possible radon and other environmental concerns.

\\langan.com\data\NH\data8\140125801\Engineering Data\Environmental\Hazmat\Revised Abatement Estimate After Initial Inspection with Contingencies.docx