

Public Safety Building Committee

1/16/2020

Attending: Joe Magnani, Michael Herbert, Steve Mitchell, Vin Alfano, Keith Robie, Peter Chisholm, Joe Richardson, Paul Carpenter, Jenn Ball

Guests: Frank Nahaskian, Dennis Giobmetti

Joe Magnani opened the meeting at 9:00 AM

Magnani explained that the Town architect's, HKT, have indicated that the cost of the building program at 44,000 square feet building has increased to approximately \$35M. Michael Herbert provided an update on acquiring the land. The Town has completed the ANR process and the Conservation Commission has finished the wetland delineation on the gifted parcel. The Town expects to have the final ORAD in the next two weeks. Based on this the Town gave HKT the go ahead for design. However, the Public Safety Committee needs to discuss whether the building program should be revisited.

Michael also informed the committee that Vertex and HKT has indicated that HKT needs approximately 50 weeks to complete the full design. This will require a special town meeting and election in December. This timeline aligns the school building project and public safety building project. The Town and School leadership discussed the possibility of presenting both projects at the special town meeting and ballot. The committee discussed the possible benefits or challenges to this approach.

Joe Magnani made a motion to work with the School and the School Building Committee to present the School building project and the Public Safety building project together to ensure that the Townspeople understand the importance of the both projects.

Steve Mitchell seconded the motion. This motion passed unanimously.

The Committee also agreed that if the School Building project is delayed the Public Safety Building project will still be presented in late fall/early winter. The committee was concerned that any delays will increase the overall cost of the building.

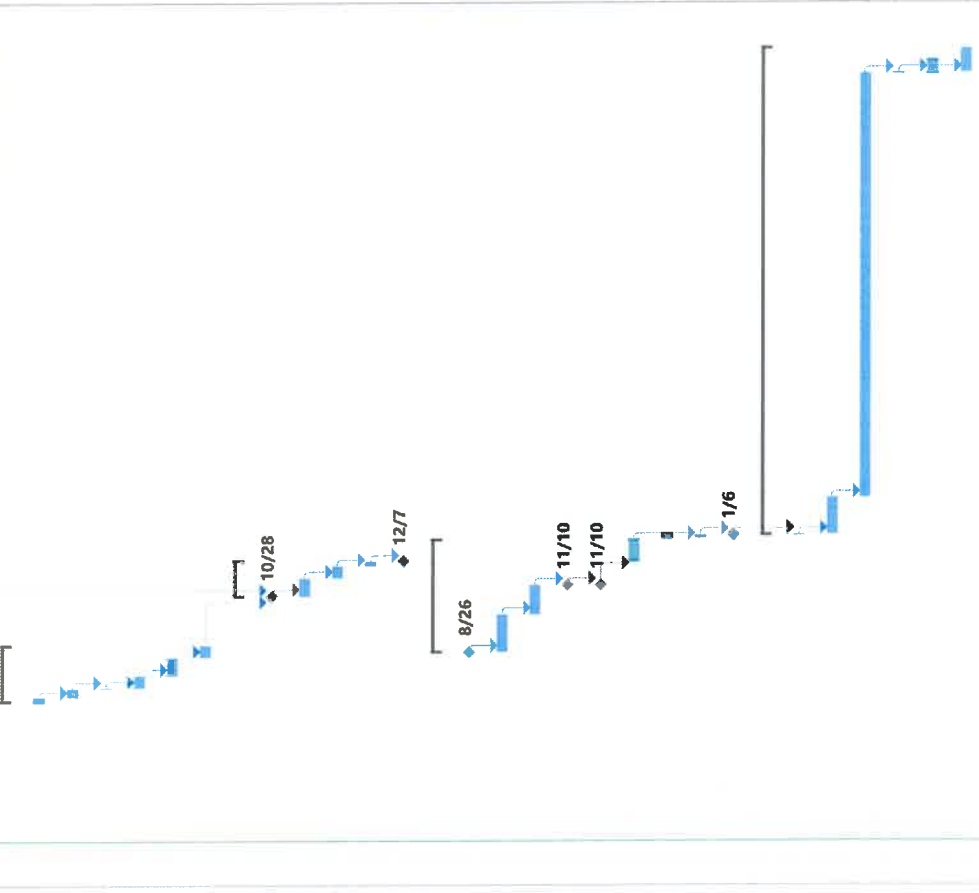
The Committee agreed to set-up a meeting with the Tri-board meeting to review the process in February or March.

Ashland Public Safety Building - Estimated Total Probable Costs

	Feasibility Study Estimate - Assumed January 2019 Construction Start	44,000	Feasibility Study Estimate - Escalated Assuming Summer 2020 Construction Start - 7.5% Escalation	44,000	June 2019 Program Update - Assuming Summer 2020 Construction Start	44,211	Reduced Program - Assuming Summer 2020 Construction Start	37,863	Reduced Program July 2019 - Assuming Summer 2020 Construction Start	38,138 (TPC)	Comments
Estimated Hard Construction Costs											
Estimated Hard Construction Costs from TOI Estimate	\$22,329,072	\$607,48/GSF	\$24,003,752	\$545.54/GSF	\$24,118,891	\$545.54/GSF	\$20,655,930	\$545.54/GSF	\$20,804,930	\$545.54/GSF	Assumes no added sitework costs due to poor soils or ledge removals. See TOI estimate for additional assumptions.
Estimated Probable Costs for Rock Removal	\$1,550,700		\$1,667,003		\$1,667,003		\$1,667,003		\$1,667,003		Parag's opinion of probable cost based on geotech investigations at Union St
Estimated Cost of Traffic Signalization	\$105,000		\$112,875		\$112,875		\$112,875		\$112,875		Assumes full signalization at Union Street. Assumes pre-emption will be required at adjacent signalized intersection. If other Town intersections do not have pre-emption, assume each emergency vehicle will require pre-emption equipment at approximately \$3,000/vehicle (assumed to be paid for out of a Town operating budget and vehicle pre-emption equipment is not carried in the construction cost estimate).
Subtotal	\$23,984,772		\$25,783,630		\$25,898,768		\$22,435,807		\$22,594,808		
Estimated Soft Construction Costs - 25%											
Site Acquisition Costs	\$5,996,193		\$9,445,907		\$6,474,692		\$5,608,652		\$5,646,202		Assumed at 25% of Estimated Hard Construction Costs. Examples of soft costs include architectural/engineering fees, Owner's Project Manager fees, clerk of the works, printing, legal, communications/radio equipment, furniture, fixtures and equipment, utility company backcharges. Site acquisition costs are excluded.
Subtotal Hard and Soft Construction Costs	\$29,980,965		\$32,229,537		\$32,373,460		\$28,044,759		\$28,231,010		
Owner's Contingency - 3%	\$899,429		\$966,896		\$971,204		\$841,343		\$846,930		
Total Estimated Probable Project Costs	\$30,880,394		\$33,196,423		\$33,344,664		\$28,886,102		\$29,077,940		

ID	Task Name	Task Mode	Duration	Start	Finish
31	Prequalification of Subcontractors and GCS		46 days	Wed 7/1/20	Wed 9/2/20
32	PQ committee formed		3 days	Wed 7/1/20	Fri 7/3/20
33	OPM completes Prequalification (PQ) RFQ		7 days	Mon 7/6/20	Tue 7/14/20
34	Ad for PQ RFQ appears in Central Register		1 day	Wed 7/15/20	Wed 7/15/20
35	RFQ reposts due		10 days	Thu 7/16/20	Wed 7/29/20
36	PQ committee reviews submissions		15 days	Thu 7/30/20	Wed 8/19/20
37	Invitations to Bid issued		10 days	Thu 8/20/20	Wed 9/2/20
38	Bidding		28 days	Wed 10/28/20	Mon 12/7/20
39	Ad appears in Central Register, newspaper and Commbuys		0 days	Wed 10/28/20	Wed 10/28/20
40	Filed Sub bids due		15 days	Thu 10/29/20	Wed 11/18/20
41	General Contractor bids due		10 days	Thu 11/19/20	Wed 12/2/20
42	Bid due diligence		3 days	Thu 12/3/20	Mon 12/7/20
43	GC bid number provided to Town for warrant		0 days	Mon 12/7/20	Mon 12/7/20
44	Project Approval by Town		93 days	Wed 8/26/20	Fri 1/1/21
45	Open Town Meeting Warrant		0 days	Wed 8/26/20	Wed 8/26/20
46	NOI deadline for proposed articles		31 days	Wed 8/26/20	Wed 10/7/20
47	BOS due diligence period		24 days	Thu 10/8/20	Tue 11/10/20
48	BOS vote to close warrant		0 days	Tue 11/10/20	Tue 11/10/20
49	Warrant posted		0 days	Tue 11/10/20	Tue 11/10/20
50	Special Town Meeting and Ballot Vote		18 days	Wed 12/9/20	Fri 1/1/21
51	Contracting		3 days	Mon 1/4/21	Wed 1/6/21
52	Contract award		3 days	Mon 1/4/21	Wed 1/6/21
53	Notice to Proceed		0 days	Wed 1/6/21	Wed 1/6/21
54	Construction		400 days?	Thu 1/7/21	Wed 7/20/22
55	Groundbreaking		1 day?	Thu 1/7/21	Thu 1/7/21
56	Submittals and shop drawings		30 days	Fri 1/8/21	Thu 2/18/21
57	Construction (16 months)		348 days	Fri 2/19/21	Tue 6/21/22
58	Substantial completion		1 day?	Wed 6/22/22	Wed 6/22/22
59	Move in		10 days	Thu 6/23/22	Wed 7/6/22
60	Final completion		20 days	Thu 6/23/22	Wed 7/20/22

1st Quarter: Jan, Feb, Mar, Apr, May, Jun, Jul, Aug, Sep, Oct, Nov, Dec
 2nd Quarter: Apr, May, Jun, Jul, Aug, Sep, Oct, Nov, Dec
 3rd Quarter: Jul, Aug, Sep, Oct, Nov, Dec
 4th Quarter: Jan, Feb, Mar, Apr, May, Jun, Jul, Aug, Sep, Oct, Nov, Dec



The WEBBTEX Companies, Inc.
 Project: Ashland Public Safety - DRAFT - 012.120
 Date: Tue 1/21/20

Task: Split Milestone Summary

Project Summary: Manual Task

Inactive Task: Manual Task

Inactive Milestone: Manual Task

Inactive Summary: Manual Task

Manual Task: Manual Task

Manual Summary Rollup: Manual Summary

Manual Summary: Manual Summary

Start-only: Manual Task

Finish-only: Manual Task

External Tasks: Manual Task

External Milestone: Manual Task

Deadline: Manual Task

Progress: Manual Task

Manual Progress: Manual Task