

Recreation Committee Meeting

9/12/2016

5:30-6:35PM

Chair: Tom DePoy; members: Ald. Humphrey, Donahue. Others Aldermen present: Aids. Allaire, Davis, Notte, Robertson, Etti.

From the Rec Dept: Cindi Wight and Bob Peterson

From the Public: Gordon Dritschillo, John Russell, Tom Cohen, On the phone: Mark Mariano, project mgr., Weston and Sampson + Bob Perkins.

Topic: White's Pool Construction Bids

The Rec Committee met to discuss the bids that came in response to the RFP sent out for the replacement of White's Pool. Five bids came in with the lowest coming from Russell Construction which was about \$750,000.00 over the \$2.5 million Bond amount. The committee began by asking why such a discrepancy in the estimated amount of \$2.5 million and the lowest bid at \$3.255 million. Cindi Wight had contacted Mark Mariano from Weston and Sampson who was on the phone, and he said that it was the time of year the bids came in, some cost overruns for the unsuitable soils around the pool site, inflationary costs, and some higher than projected costs of subcontractors. The committee was provided with some proposed "value management" cost reductions which list is included with this report. Some of the big ticket items included eliminating: the diving section of the pool, the slides, the community event room, the deck, and pool heaters. It was even discussed that the City send the money back for the bond and postpone the project. The committee was hesitant to go along with reducing the look and amenities of the pool itself and began asking more about the building and costs associated with the building. It was determined that the building cost is around \$800,000.00. The committee felt that the cost savings should come from the building and not from what people were intending to vote on which is really the pool itself. The committee asked Cindi, Bob, Mr. Russell and the Pool Committee to brainstorm and come up with a design for the building which would reflect only 2 bathrooms/changing rooms, concessions, and the necessary shelter for the pumps and filters for the pool. The sense of the committee was to not change the actual pool but to find cost savings from other areas of the project. There was no motion to come out of committee and the issue will remain with the committee for the duration of the project.

VALUE MANAGEMENT LIST
White Pool Project
9/6/2016

VE Item #	ITEM	Potential VE Items	Approved	Not Approved	COMMENTS
	CONSTRUCTION COST BASE BID	\$ 3,255,000			
	Alternate Deducts	\$ (130,890)			
	REVISED CONSTRUCTION COST	\$ 3,124,110			
	<u>General Conditions</u>				
1	Testing By Owner	\$ (6,000)			
2	Eliminate Winter Conditions	\$ (19,000)			
3	Extend Contract Window to Open pool by May 2018	n/a			
	<u>Site Work</u>				
4	Change Chainlink Fence post fabric to Galvanized from Vinyl coated	\$ (4,200)			
5	Change 3" Minus Spec to 12" Minus	\$ (7,500)			
6	Eliminate Engineering Requirements for Dewatering and Shoring	\$ (8,000)			
7	Change from a sliding gate to a double swing gate for the 12' gate	\$ (650)			
8	Eliminate Sheeting for Pool Excavations	\$ (90,000)			\$90K maybe use it as an contingency.
	<u>Bath House Building</u>				
9	Eliminate Trellis	Incl. Item 12			
10	Use smooth faced colored CMU block	\$ (8,000)			Substitute less expensive block
11	Eliminate cap block detail	\$ (1,500)			
12	Change Timber Frame Roof Structure to 2x	\$ (52,000)			Consider bearing wall with mid-span beams / rafter framing
13	Eliminate Coin Op Lockers. Purchase at a later date	\$ (20,000)			Benches stay
14	Simplify Vent Screen Detail	\$ (5,000)			2x framed bearing walls with 1x4 painted wood with air gaps.
15	Simplify LAV Top and pipe surround Detail	\$ (4,000)			Reduce amount of Solid Surface Material in half.
16	Change Acoustical Ceiling Specification	\$ (10,000)			Include an Allowance of \$7/SF
17	Change CMU Block Manufacturer spec.	See Item 10			
18	Overhead door in lieu of sliding "Barn" doors @ entry	\$ (1,400)			Possible "Carriage" style doors
19	Remove "Community Room" from project	\$ (55,000)			Leave "exterior" restroom to be shared with Guard room
20	Remove 3 "L" type fixtures - leave fixtures at main part of building.	\$ (1,500)			
21	Remove one of the ADA/Family bathrooms.	\$ (5,000)			Leave room as a storage room
22	Remove surge protection from project	\$ (1,500)			
23	Alternate piping materials in lieu of copper	\$ (3,000)			Pex Piping
24	Remove cabinetry / display case	\$ (2,700)			
25	Remove Entry Desk	By Owner			MASSIVE Potential Maintenance issues
26	flush tanks on toilets in lieu of flush valve	\$ -			MASSIVE Potential Maintenance Issues
27	Remove outside showers	\$ (3,000)			Consider Having one...?
28	Remove suspended ceilings and ventilation systems	\$ -			
30	Remove U/G "spare" conduit	\$ -			Not good for Future
31	Remove flooring and leave concrete floor	\$ (4,200)			
32	Liner panels in shower - substitute with FRP	\$ (1,500)			
33	Deduct Slide but install footings and rough-in	See Below			
	Total Building Deduct	\$ (289,650)			

	<u>Pool Filter Building</u>				
34	Do not build addition to filter building	\$ (16,500)			Use Family Bath as storage, Build enclosure For Elect Panel Access
35	Reduce Filter Building Addition to 8' in Length				
36	Do Not Paint Interior walls of Pool Filter Building				
	<u>Pools</u>				
37	Reduce Patio Slab Area to Grass - Reduce Approx. 1800 SQFT of Deck	\$ (13,000)			Reduce Sidewalk Caulking Also
38	Remove Diving Portion of Pool, creating a 45'x 75' pool with depths from 4 FT to 12 FT, centering the diving board in the center with starting blocks	\$ (28,000)			Can not take in conjunction with item #39 (not incorporated in estimate below)
39	Remove the diving well, remove diving board, include starting blocks 45' x 75' pool with depths from 4' to 8'. This would reduce the depth of dewatering man hole	\$ (70,963)			Can not take in conjunction with item #38
40	Change Patio Slab Thickness to 4" in lieu of 6" - (all Deck shall 4" thick, only 6" is approximately 400 SQFT found near the 12' wide gate to the filter building door)	\$ (5,200)			
41					
42	Deduct Slide	\$ (122,000)			
43	Reduce Slide to an 10 FT Tower	\$ (10,000)			Can no take in conjunction with item #42
44	Remove UV system	In Bid Day Alt.			Included on our proposal form Deducts.
45	Remove Control Panel, Provide just VFDs	\$ (26,000)			
46	Remove pool heaters, and pool heater vent / intake lines. Install the gas line into the building.	\$ (63,421)			Leave stubs in return line for future.
47	Remove (1) lifeguard station	\$ (3,000)			Only if diving well is removed
48	If the intent is to shoot the entire pool with gunite or shotcrete. Only provide (1) expansion joint in the comp pool, and (2) in the family pool.	\$ (24,000)			
49	Change Chemical Controller to a BECs 3	\$ (2,200)			I wouldn't include, need to purchase a water level controller
50	Use Skimmers in Lieu of SS Gutters	\$ (70,000)			Not included in estimate below
51	10" walls and 8" floor on Family Pool	\$ (18,000)			
	Deduct Total Price	\$ (688,934)			
REVISED CONSTRUCTION TOTAL (GOAL)		\$ 2,435,176	\$ -		

Bond Deduct	\$ (8,000)
Reduce General Conditions (8 Months)	\$ (26,400)
Fee	\$ (28,000)
Items Paid by Owner	
Green Mountain Power	\$ 12,500
Material Testing	\$ 6,000
Total	\$ 2,391,276

September 9, 2016

To: Cindi Wight
Superintendent
Rutland Recreation & Parks Department
16 North Street Extension
Rutland, VT 05701

250K⁰⁰⁰ contingency
\$2.5 million

From: Mark Mariano, PE, CPO
Project Manager
Weston & Sampson
85 Devonshire Street
Boston, MA 02109

RE: White Pool Bidding Results

We are submitting this letter in response to the bid results of the White Pool Rehabilitation Project that was bid on August 24, 2016. As you are aware, the project bid price with deductions was substantially higher than the available monies to proceed with the project.

When reviewing the lowest bidder's prices, it was apparent there was no single item that caused a high bid price. There were a variety of items that were either priced at or below what we had estimated, but additionally there were multiple items that inflated the bid price.

In the last 3 months we have been seeing construction prices bid approximately 10%-20% higher than prices seen even 6 months ago. Contractors are seeing the largest spike in available contracts since 2007. Exasperating this issue is the project was bid during the month of August, a time of the year when bid prices come in at the highest level.

A few specific items were identified that drove prices up. While performing preliminary engineering in April, after a successful bond vote, unsuitable soils were encountered on the proposed site. Many options were on the table to address this issue, and the team collectively chose the most cost effective way of addressing this issue. Unfortunately, it was approximately \$200,000 additional to our construction budget. Additionally, the construction method for soil support called sheeting was carried by the site contractor, which was not accounted for in our estimate. We believed through alternative means and methods it would not be required. This added another \$100,000 to the construction budget.

The building came back higher than originally estimated. Items were not missed in the original estimate, but items came in 15% to 20% higher than originally anticipated.

A compound of all of these items resulted in a higher than expected bid price.

Weston & Sampson still feels confident in our design and believes that we have designed a product that would meet the needs of the community for the next forty years.

We will continue to work with the City to provide any cost saving measures, assistance, and support to get this project within the City means. Unfortunately, there will need to be a reduced scope in program in order to achieve this.

If there are any questions on the information provided in this document please feel free to contact me at 978-532-1900 ext. 7407, or @ marianom@wseinc.com.

Mark Mariano, PE CPO
Project Manager