

Town Hall Construction Committee
Monthly Report to the Board of Selectmen
January 20, 2015

Project Status Statement: The project is on track for mid-April start.

Current Schedule of Events that takes us to mid-March: Continue our weekly one-hour meetings (7:30 to 8:30 a.m. to accommodate members who work.)

- 1/20 – final design drawing revision to BOS for approval
- 1/26 – finalize base bid and add alternates
- 2/3 – OPM puts ad in register for publishing the next Wednesday
- 2/11 – ad for bids runs
- TBD – site walk for subcontractors with architect
- 3/4 – subcontractor bids due
- 3/13 – general contractor bids due
- 3/13 – THCC, OPM, architect review bids and do due diligence on contractors
- 3/17 – THCC recommends GC to BOS

Financial Report as of 1/20/15: Process being put in place to approve, track, and report on project spending.

Major Actions Completed:

- Hired Owners Project Manager
- Resolved seven of 11 Fogarty Add Alternates (handout) – four remain.
 - Alt #6 Spray foam exterior wall insulation – Recommend removing – decrease costs \$148.6K (handout)
 - Alt #9 Acoustical spray to second floor ceiling – Recommend removing – decrease costs \$49.7k (handout)
 - Alt #1 Replace existing windows – Keep as #1 – increase \$159.4k
 - Alt #2 Build new cupola – Keep as #2 – increase \$187.5k

Construction Cost impact summary:

October Special Town Meeting construction cost estimate:	\$2,266.1k
December Fogarty base construction cost estimate:	\$2,027.4k
Fogarty Add Alternates moved to base	\$ 406.1k
Revised Fogarty base bid including added items	\$2,433.5k
Revised base bid if Add Alts #6 and #9 removed	\$2,235.3k

Actions Requiring BOS Approval:

- Decision on insulation
- Decision on acoustical spray

Actions Requiring Other Board Approval:

- Historical Commission – application for certificate of appropriateness underway. Public hearing scheduled 2/4
- Planning Board – working with Liz Allard on requirements
- Sewer and Water Commission – no need for reapplication