

Minutes of the COA Sub Committee for the building of a Senior Center

Opening meeting 1.00 p.m. 2/2/18

Present J.Osborne (Chair) Anita Wright COA representative,
Kevin Cunniff, and Kermit Cross.

Absent Kim Jackson

Also present J.MacMillan architect for Caolo & Bienick Assoc. Inc. of Chicopee MA
01020

The chair opened the discussion offering a revision of Westminster plan see
attachment.

The architect pointed out that this would involve the additional cost of excavating
an additional 700sf basement in order to house the sprinkler system and
mechanical and electrical portions of the plan. The committee was unaware of this
point. After some discussion it was agreed to accept the architects plan instead of
the committee's revised Westminster plan.

Attention turned to the architect's revised Cost Analysis of the project outlined. A
series of revisions were made by the committee as follows:

1. Site work cost was changed from \$350,000 to \$170,000 in the light of the
Road Commissioner's letter quoting \$156,000. The additional cost over the
\$156,000 was added to cover a series of items the Road Commissioner was
unaware of at the time of his assessment.
2. Construction Factors were modified in part Study Design Contingency
changed from 10% to 5% which the architect reluctantly agreed to pointing
out there is a risk in this revision.
3. In project development the committee had spent time making enquiries to
substantiate a series of revised figures and they are as follows:

5a Architectural / Engineering Fee \$307,000 to \$215,000

5b O.Project Manager \$150,000 to \$90,000

5c Site Suvey \$8,000 to \$5,000

5d Geotec. Engineer Boring etc. \$9,000 to \$5000

5f Bidding /Printing	\$\$8,000 to \$3,000
5i Const. materials Testing	\$20,000 to \$5,000
5j Utility Expenses	\$23,000 to\$15,000
5k Furniture and Fixtures	\$130,000 to \$100,000
5l Eliminated as an alternative source of funding available.	

The architect's total \$4.1 KK Committee's total \$3.5 KK