



Memorandum

To: Board of Finance

From: Steve Roy, Project Engineer

Date: June 7, 2012

Re: Fletcher Free Library Capital Improvements

We went out to bid in May for capital improvements at the library. This work included:

- replacement of the first set of entrance doors that are severely corroded,
- repairs in the vestibule between the entrance doors,
- reconstruction of the entire brick walkway to correct the ongoing settling problems and meet ADA slope requirements. This work requires construction of a temporary ramp entrance into the older Carnegie building while the door and brick work is being done.

This Advertisement for Bids was posted in Seven Days and Works In Progress, a company that reports on construction projects around New England for contractors. We also emailed a few local general contractors to give them a heads up on this project. During the mandatory site walkthrough at the library only two (2) general contractors and one (1) subcontractor were in attendance.

At the bid opening on May 25th we received only one bid: \$170,500 from Wright & Morrissey, a local reputable contractor who has done and continues to do many projects for us. Their bid was not only above our rough estimate of around \$125K, but also above our total budget of around \$146K. Funding for this project is as follows: \$81,350 in unspent impact fees for the library and a \$65,000 earmark from the FY12 City Capital Program, approved in June 2011 (attached).

We told Wright & Morrissey that we'd have to automatically reject this bid unless they can provide project cost savings. Attached is a letter from them with cost saving ideas. The bulk of these savings comes from using the lowest bid they had received from a sub to reconstruct the brick walkway. We don't really want the scope of services to be appreciably reduced.

We (DPW and Duncan-Wisniewski Architecture) recommend that the BOF accept the bid from Wright & Morrissey with a change order to reduce the bid as follows:

Original Bid:	\$170,500
Less using different subcontractor	(\$35,000)
Less office trailer requirement	(\$1,000)
Less temporary toilet requirement	(\$225)
Less using custom door hardware	<u>(\$2,000)</u>
Total including Change Order	\$132,375

This gives us \$13,625 in reserve for unforeseen conditions and logistical work in the library as a result of this project.



This brickwork was added to compensate for settling of the entire walkway

Library brick walkway and doors.



The first set of doors are worn and the frame is quite corroded

Front door closeup showing corrosion

General Fund Capital Improvements Budget for FY2012 and Working 5 Year Plan: FY2012-2016 DRAFT

Original date: 12/14/2011
 Rev. Date: 1/24/2012

By: C. Weston
 By: S. Roy

Revisions to spreadsheet in RED.

Proposed Expenditures

Number	Dept	Project	Tech.		FY12	FY13	FY14	FY15	FY 2015	Total
			Score	Est Cost						
1	Memorial	Exterior Repairs	64	\$ 500,000	\$ 303,000	\$ 130,000				\$ 433,000
2	City Wide	Electrical Energy Efficiency and Building Code Upgrades ****	50	\$ 1,165,000	\$ 40,000	\$ 250,000	\$ 250,000	\$ 200,000	\$ 100,000	\$ 840,000
		1. Leddy Electrical Upgrades - \$50,000 carryover fy11			\$ 25,000	\$ 25,000				
		2. City Hall Park Lighting Repair - \$20,000								
		3. Fire Station Electrical Upgrades - \$80,000								
3	City Wide	Mechanical Energy Efficiency and Building Code Upgrades*****	50	\$ 1,260,000	\$ 40,000	\$ 250,000	\$ 250,000	\$ 200,000	\$ 150,000	\$ 890,000
		1. Leddy Mechanical Upgrades - \$50000			\$ 25,000	\$ 25,000				
		2. Station 1 and 3 and possibly 4 Boiler - \$120,000								
4	City Wide	Roof Repair Replacement	50		\$ 60,000					\$ 60,000
		1. Station 2 - \$60,000								
5	City Wide	Plumbing Energy Efficiency and Building Code Upgrades	50	\$ 118,000	\$ 50,000					\$ 50,000
		1. Leddy Locker Room Upgrades - \$68,000 carryover fy 11			\$ 34,000	\$ 34,000				
		2. Fire Station Plumbing Fixture Upgrades - 50,000								
6	Parks	Moran Design and Redevelopment and Waterfront North Local Match		\$ 100,000	\$ 100,000					\$ 100,000
7	Library	Storefront Window Replacement and Front Entrance Grading Repair	43	\$ 65,000	\$ 65,000					\$ 65,000
8	City Arts	FH Gallery Exterior Painting Windows	37	\$ 40,000	\$ 40,000					\$ 40,000
9	City Arts	West Side Drainage Problem	37	\$ 15,000	\$ -					\$ -
10	Fire	Ramp #1	36	\$ 40,000	\$ -					\$ -
11	Fire	Ramp Station #5	36	\$ 14,000	\$ -					\$ -
12	City Wide	Repointing Program	35	\$ 100,000	\$ -	\$ 50,000	\$ 100,000			\$ 150,000
13	Fire	Exterior Paint and Doors	34	\$ 45,000	\$ -					\$ -
14	Police	Parking Lot Drainage Repair and Pavement moved to FY12 for Memorial Auditorium Additional Funding 11 11	32	\$ 50,000		\$ 55,000				\$ 55,000
15	Library	Foundation Repair	32	\$ 15,000		\$ 15,000				\$ 15,000
16	Library	Landscaping - Phase II	32	\$ 45,000		\$ 45,000				\$ 45,000
17	P&R	Ethan Allen Park Phase III	31.5	\$ 75,000		\$ 75,000				\$ 75,000
18	CH and Fire	Windows	30	\$ 350,000			\$ 250,000	\$ 100,000		\$ 350,000
19	Cemetery	Building Restoration	30	\$ 25,000	\$ 25,000			\$ 25,000		\$ 25,000
20	Library	Self Checkout	28	\$ 30,000				\$ 30,000		\$ 30,000
21	Cemetery	Lakeview Fountain	28	\$ 125,000					\$ 125,000	\$ 125,000
22	Police	Windows	25.5	\$ 200,000					\$ 200,000	\$ 200,000
23	P&R	Leddy Ball Field Light Replacement*	24.5	\$ 100,000						\$ -
24	Fire	Windows at Station #1	23	\$ 65,000						\$ -
25	Police	Portable Radios	42	\$ 250,000		\$ 100,000				\$ 100,000
Proposed Projects										
23	P&R	Leddy Parking Lot	29	\$ 575,000						
24	Police	Computers, Services, Switches IT	22	\$ 310,000						
25	Cemetery	Louisa Howard Chapel	19.5	\$ 30,000						
26	P&R	Boathouse Renovations	18	\$ 150,000						
27	P&R	Starr Farm Field Renovation	17	\$ 50,000						
28	P&R	North Beach Maintenance Shop Demo	17	\$ 100,000						
29	Police	Training Environment	16.5	\$ 20,000						
30	Cemetery	Elmwood Monument Restoration	16	\$ 500,000						
31	P&R	Park Restroom Building Renovation	16	\$ 100,000						
32	Cemetery	Lakeview Fence	15	\$ 100,000						
33	Police	Mobile Radios	12.5	\$ 150,000						
34	Library	Interior Painting	10.5	\$ 143,500						
35	P&R	Starr Farm Park Restroom/Court	10	\$ 225,000						
36	P&R	Starr Farm Park Field Expansion	9	\$ 200,000						
37	Police	Radio/Phone Recording System	9	\$ 30,000						
38	Cemetery	Expansion - Landscaping	8	\$ 85,000						
39		Project Management		\$ 250,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
40		Havey Property Acquisition *****		\$ 300,000	\$ 60,000					\$ 60,000
	CITY WIDE	FEMA LOCAL SHARE		\$ 300,000	\$ 200,000	\$ 100,000				
	CITY WIDE	CHURCH ST MARKETPLACE EARMARK		\$ 100,000	\$ 100,000					
		Reserve			\$ 52,469	\$ 51,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 403,469
		Subtotal Annual Appropriation		\$ 7,610,500	\$ 1,244,469	\$ 1,255,000	\$ 1,000,000	\$ 705,000	\$ 725,000	\$ 4,929,469
		***** Multi-year projects. See project descriptions in 2011 Annual Report								
		Project that can be reduced in scope if needed (per C. Weston)								
		Deferrable Projects (per C. Weston)								

Proposed Revenues and Sources

Carryover FY 2011

Leddy Electrical Upgrades	\$	50,000	\$	50,000
Leddy Mechanical Upgrades	\$	50,000	\$	50,000
Leddy Locker Room Upgrades	\$	68,000	\$	68,000
Memorial Exterior	\$	130,000	\$	130,000
Less: Moran Adjustment	\$	(28,531)	\$	(28,531)
Subtotal Carryover	\$	269,469	\$	269,469

Sources

FY 2012 Capital Funding	\$	4,875,000	\$	975,000	\$	975,000	\$	975,000	\$	975,000	\$	975,000	\$	4,875,000
FY 2011 Carryover	\$	269,469	\$	269,469										\$ 269,469
Penny for Parks					\$	30,000								\$ 30,000
Police Grant						250,000								\$ 250,000
Parks Impact Fees														
Subtotal Sources	\$	4,875,000	\$	1,244,469	\$	1,255,000	\$	975,000	\$	975,000	\$	975,000	\$	5,424,469

CITY OF BURLINGTON IMPACT FEE HISTORY

HISTORIC	TRAFFIC	FIRE	POLICE	PARKS	LIBRARY	TOTAL
FY2011 COLLECTIONS REMAINDER	\$ 33,030.69	\$ 11,864.53	\$ 15,943.37	\$ 32,568.27	\$ 12,850.08	\$ 106,256.95
FY2010 COLLECTIONS REMAINDER	\$ 58,051.35	\$ 27,488.34	\$ 46,612.76	\$ 61,231.63	\$ 6,032.39	\$ 199,416.47
FY2009 COLLECTION REMAINDER	\$ (72,029.35)	\$ 9,470.61	\$ 12,298.69	\$ (79,889.47)	\$ 6,292.43	\$ (123,857.09)
FY2008 COLLECTIONS REMAINDER	\$ 28,882.99	\$ 12,974.18	\$ 35,344.60	\$ 35,402.49	\$ 13,422.42	\$ 126,026.69
FY2007 COLLECTIONS REMAINDER	\$ 112,998.41	\$ 72,309.62	\$ 100,455.38	\$ 174,926.90	\$ 36,717.18	\$ 497,407.49
FY2006 COLLECTIONS REMAINDER	\$ 58,127.89	\$ 24,776.00	\$ 30,605.54	\$ 64,506.04	\$ 20,262.72	\$ 198,278.19
FY2005 COLLECTIONS REMAINDER	\$ 201,311.59	\$ 90,931.94	\$ 151,162.87	\$ 204,394.20	\$ 15,305.10	\$ 663,105.70
FY2004 COLLECTIONS REMAINDER	\$ 34,829.18	\$ 16,367.17	\$ 15,920.79	\$ 44,926.91	\$ 17,384.41	\$ 129,428.46
FY2003 COLLECTIONS REMAINDER	\$ 8,709.01	\$ 9,774.03	\$ 1,911.95	\$ 33,103.48	\$ 20,582.08	\$ 74,080.55
FY2002 COLLECTIONS REMAINDER	\$ 28,067.58	\$ 13,149.28	\$ 12,820.33	\$ 36,079.99	\$ 13,858.00	\$ 103,975.18
FY11 BALANCE IMPACT FEES	\$ 140,498.00	\$ 62,877.29	\$ 83,168.91	\$ 91,770.01	\$ 81,351.69	

PORTION OF 06 NOT SPENT



WRIGHT & MORRISSEY, INC

GENERAL CONTRACTORS

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P.O. Box 421, Burlington, Vt. 05401

P. 802.863.4541
F. 802.865-1253

June 4, 2012

Mr. Bob Duncan
Duncan Wisniewski Architecture
255 South Champlain Street
Burlington, VT. 05401

Re: Fletcher Free Library Main Entrance & Site Repairs

Bob,

In an effort to help reduce the cost of the Fletched Free Library Main Entrance & Site Repairs project we offer the following potential cost saving ideas.

Original bid amount	\$170,500
Use a different subcontractor for paver installation	-\$ 35,000
Don't demo and install new rubber floor & base.	-\$ 2,800
Don't patch and paint the vestibule	-\$ 1,800
Don't use a temporary office trailer (use the library space for meetings)	-\$ 1,000
Don't use temporary toilet (use library bathrooms)	-\$ 225
Use Kawneer standard hardware on new entry doors in lieu of proposed	-\$ 2,000**
<u>Don't paint the bike racks</u>	<u>-\$ 300</u>
Total potential cost savings	-\$ 43,125
Revised bid amount with all potential cost savings	\$127,375

** This item needs to be confirmed and is pending acceptance by the owner.

These cost saving items may be issued as change orders at their shown amount at a future date if the owner decides to put these items back in the scope of work.

Sincerely,

Doug Young

Doug Young
Estimator/Project Manager