

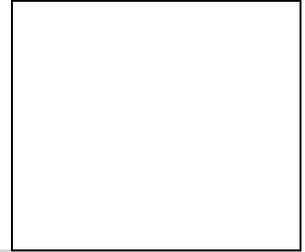


MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)



Committee/Board/s | Capital Program Committee

Day, Date, and Time | Wednesday, February 8, 2017 at 8AM

Location / Address | 4 Fairgrounds Rd, Nantucket MA PSF Training Room

Signature of Chair or Authorized Person | Julia Lindner

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

1. Call to Order
2. Review Sea Street Bid Status (Sewer Enterprise Fund)
3. Review Wannacomet's New Building Request
4. Discuss upcoming presentation to the Board of Selectmen
5. Date of Next Meeting – TBD
6. Committee Reports
7. Adjournment

WANNACOMET WATER COMPANY



Nantucket Water Commission

Nelson K. Eldridge
Allen Reinhard
Noreen Slavitz

Robert L. Gardner
General Manager

1 Milestone Road
Nantucket, MA 02554

Telephone (508) 228-0022
Facsimile (508) 325-5344
www.wannacomet.org

MEMORANDUM

To: Finance Committee; David Worth, Chair
From: Bob Gardner 
RE: Proposed Administration Building Additional Funding Request
Date: January 19, 2017
CC: Nantucket Water Commission

The Nantucket Water Commission held a special meeting today to discuss the status of the construction costs and methods for the proposed Administration and Operations building to replace the existing facility built in 1973 at 1 Milestone Road. At the conclusion of the meeting the Commission directed me to write this memorandum with a request to amend the capital plan that was forwarded by the Capital Program Committee to include additional funding for the new Administration Building. At the time of our meeting with the Capital Program Committee last fall we did not have the results of the panelized construction program to compare to the stick built method and thus be able to determine the most prudent construction method.

Background

In 2015, the FinCom approved an item on the Enterprise Fund Capital Article for an expenditure of \$3,500,000 to either rehabilitate or replace the existing office building at 1 Milestone Road. The funds were obtained and the funding source was a general obligation bond. During the design and program development process it became evident that operating in a building while being rehabbed was not practical and there were substantial costs in providing temporary offices and a location for existing IT infrastructure. Therefore, the decision was made to pursue the design and construction of a new building including the demolition of the existing building. At about this time the Wyer's Valley property was being considered as a location for the new Nantucket Cottage Hospital. As part of that relocation they agreed to fund the construction of a new office building and maintenance facility at 43 Polpis Road. The Hospital ultimately decided to build their new facility at their existing location. Therefore, we proceeded to contract with Brown, Lindquist, Fenuccio and Raber, an architectural firm from Yarmouthport who has done numerous projects on Nantucket, and The Vertex Company, as the Owner's Project Manager (OPM) to get the project back on track. Our team decided to consider several construction methods and the related costs for each to determine the most financially prudent method without compromising the functionality of the building. The design team decided and the Water Commission approved a 5,031 SF building with a partial basement. This design with the attendant hardscaping was approved by the HDC as well as the demolition of the existing building. The methods considered for construction of this design are as follows:

Stick Built

This HDC approved design was sent out to A. M. Fogarty & Associates, Inc, Construction Costs Consultants, to develop a construction budget and the estimated cost of construction. A. M. Fogarty, using a 40% Nantucket factor, estimated the cost to be \$4,707,150. This price includes the HDC approved demolition

of the existing building and \$178,000 for the remediation of the hazardous materials in the existing building. Subsequent discussion with contractors doing recent municipal construction on Nantucket felt the Nantucket factor was closer to 70%. Bottom line is that the **estimate** to stick build is between \$4,707,150.00 and \$5,552,307.00.

Modular or Panelized Construction

The other method that was considered was modular or panelized construction. A Request for Proposals (RFP) was developed pursuant to M.G.L. c. 149, §44E(4). The RFP referenced the same design and square footage that was used to develop the stick built construction estimate. We advertised for proposals and received two responses. Both responses were rated favorably for their experience and expertise in this type of construction. After the price proposals were opened the low responder was Dellbrook/JK Scanlon with a base bid of \$3,704,000.00. After adding the miscellaneous costs as well as a 5% contingency the final price for the construction of a panelized building, demolition of the existing building (including the hazardous material remediation) and site work is \$4,788,530.00.

Selection of Construction Method and Funding Source

After careful consideration of both types of construction by the design team they recommended to the Water Commission that the proposal of Dellbrook/JK Scanlon be accepted and proceed with the panelized construction. After considering the options for acquiring the additional funds to supplement the existing funding the Water Commission decided to allocate funds from Certified Retained Earnings. Wannacomet Water has a FY 2016 Certified Retained Earnings balance of \$2,639,663.00. The Water Commission unanimously voted to request the Finance Committee to amend the capital request for FY 2018 to include the allocation of \$1,500,000 in Certified Retained Earnings to provide the additional funding to bring this project to a conclusion.

Budget and Ratepayer Impact

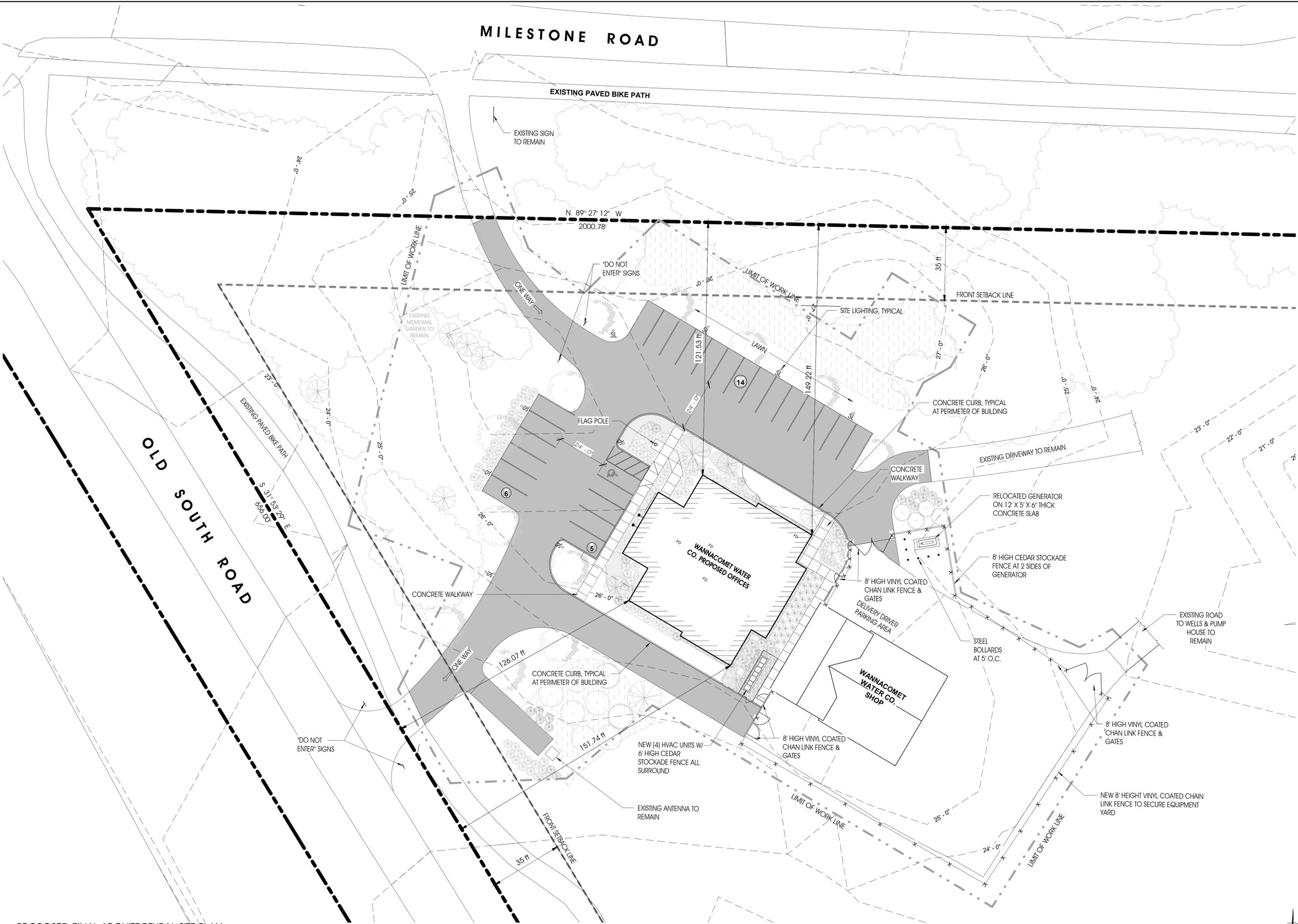
- No new Borrowing
- No impact on the proposed FY 2018 Budget
- No Water Rate Impact due to this project

Summary

Estimated cost of Stick Built Construction: \$4,707,150 to \$5,552,307

Known cost of Panelized Built Construction: \$4,788,530.00

The Wannacomet Water Company and the Nantucket Water Commission have explored the various options for the construction of the replacement building and have made a decision to pursue panelized construction based upon solid construction costs and project budget. The decision to use Certified Retained Earnings instead of an additional borrowing is fiscally prudent. We strongly believe that the ratepayer will realize the benefits gained from an efficient and functional building for many years to come.



STAMP:

BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.
 203 WILLOW STREET, SUITE A
 YARMOUTHPORT, MA 02575
 PH 508-362-8882
 WWW.BLFRA.COM

938 COURT STREET, UNIT #22
 YARMOUTH, MA 02540
 PH 508-927-4127

**NEW OFFICE BUILDING
 WANNACOMET WATER COMPANY**

**1 MILESTONE ROAD
 NANTUCKET, MA 02554**

TITLE:
**PROPOSED ARCHITECTURAL
 SITE PLAN**

DATE ISSUED: 01.03.17

REVISIONS:

NO.	DESCRIPTION	DATE

DRAWN BY: KG / SK

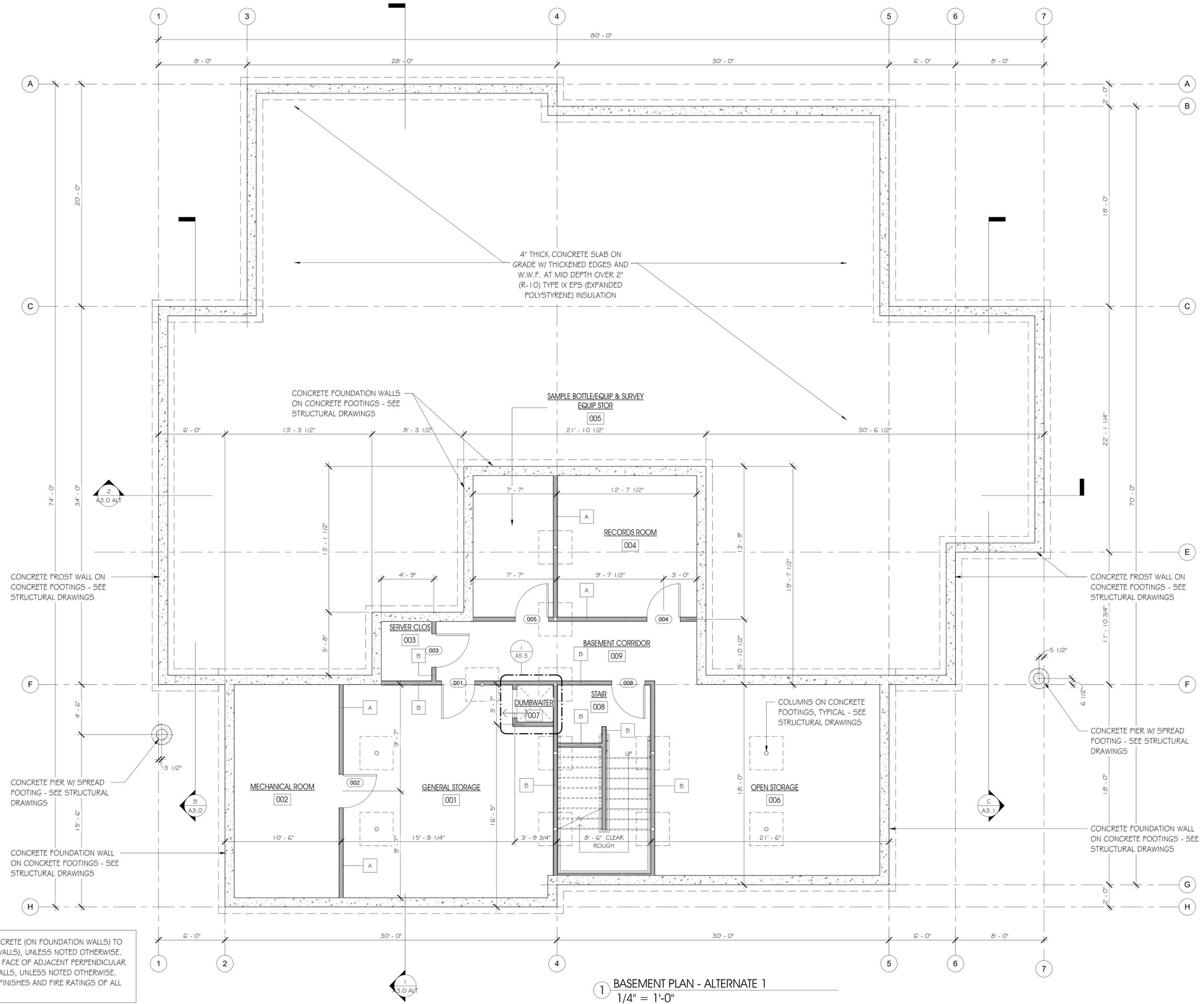
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1 PROPOSED FINAL ARCHITECTURAL SITE PLAN
 1" = 20'-0"

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GENERAL NOTES:

1. ALL DIMENSIONS ARE TAKEN FROM THE EXTERIOR CONCRETE (ON FOUNDATION WALLS) TO GRID LINES OR THE CENTER OF STUDS (ON INTERIOR WALLS), UNLESS NOTED OTHERWISE.
2. ALL DOORS TO BE LOCATED 5" FROM FINISH JAMB TO FACE OF ADJACENT PERPENDICULAR WALL STUD OR CENTERED BETWEEN TWO ADJACENT WALLS, UNLESS NOTED OTHERWISE.
3. SEE PARTITION TYPES ON SHEET A6.0 FOR REQUIRED FINISHES AND FIRE RATINGS OF ALL WALLS.

1 BASEMENT PLAN - ALTERNATE 1
1/4" = 1'-0"

STAMP:

BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.
 938 COURT STREET UNIT #22
 PLYMOUTH, MA 02540
 WWW.BLFARCHITECTS.COM
 PH 508-927-4127

**NEW OFFICE BUILDING
 WANNACOMET WATER COMPANY
 1 MILESTONE ROAD
 NANTUCKET, MA 02554**

TITLE:
BASEMENT FLOOR PLAN - ALTERNATE 1

DATE ISSUED: 01.03.17

REVISIONS:

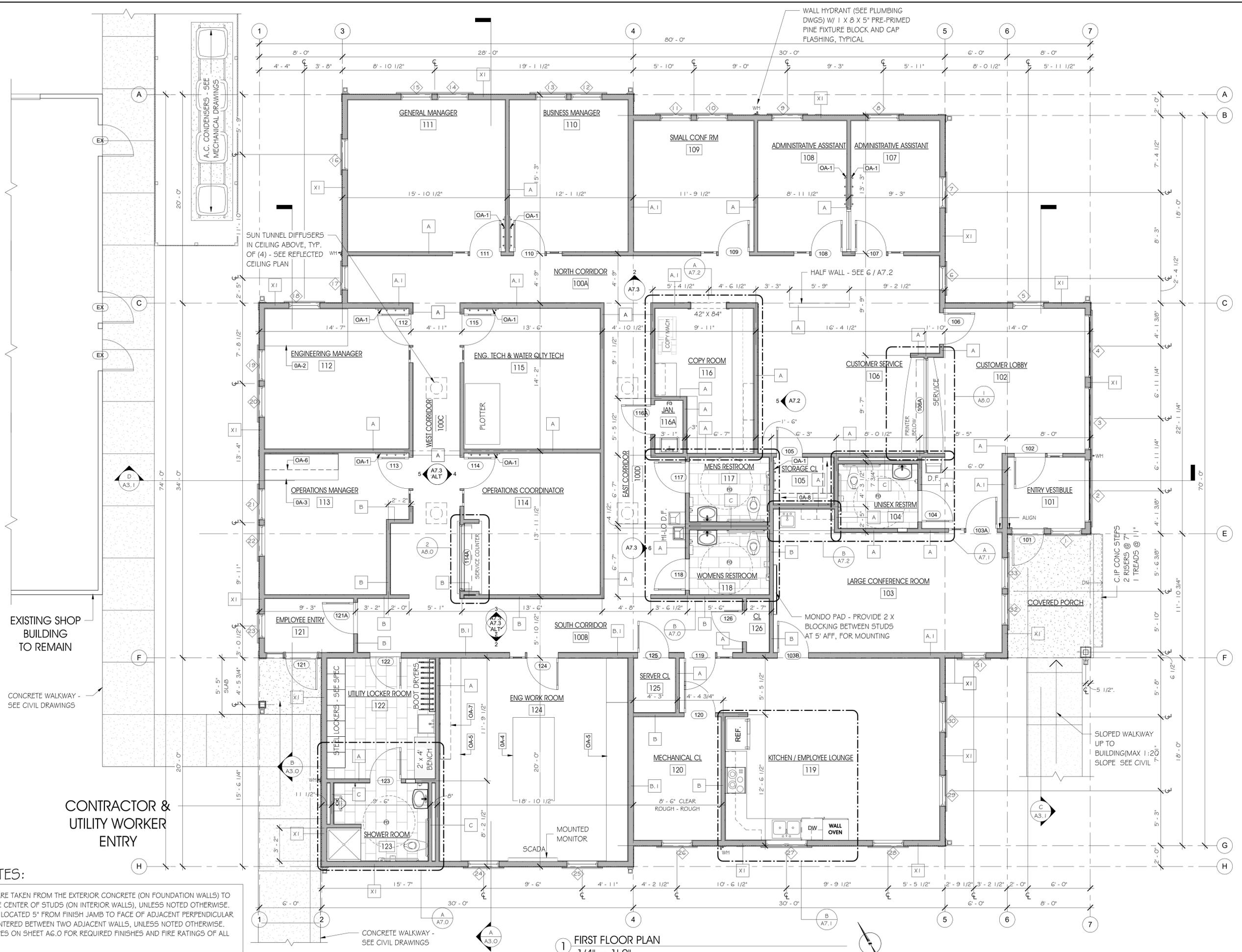
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DRAWN BY: KG / SW

SCALE: 1/4" = 1'-0"

DRAWING NO.:

A1.0 ALT



- GENERAL NOTES:**
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 2. ALL DOORS TO BE LOCATED 5" FROM FINISH JAMB TO FACE OF ADJACENT PERPENDICULAR WALL STUD OR CENTERED BETWEEN TWO ADJACENT WALLS, UNLESS NOTED OTHERWISE.
 3. SEE PARTITION TYPES ON SHEET A6.0 FOR REQUIRED FINISHES AND FIRE RATINGS OF ALL WALLS.

1 FIRST FLOOR PLAN
1/4" = 1'-0"

STAMP:

BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.
 203 WILLOW STREET, SUITE A
 YARMOUTHPORT, MA 02675
 PH: 508-362-8862
 WWW.BLRFARCHITECTS.COM
 938 COURT STREET, UNIT #22
 PLYMOUTH, MA 02360
 PH: 508-927-4127

**NEW OFFICE BUILDING
 WANNACOMET WATER COMPANY
 1 MILESTONE ROAD
 NANTUCKET, MA 02554**

TITLE:
FIRST FLOOR PLAN

DATE ISSUED: 01.03.17

NO.	DESCRIPTION	DATE

DRAWN BY: KG / SW

SCALE: 1/4" = 1'-0"

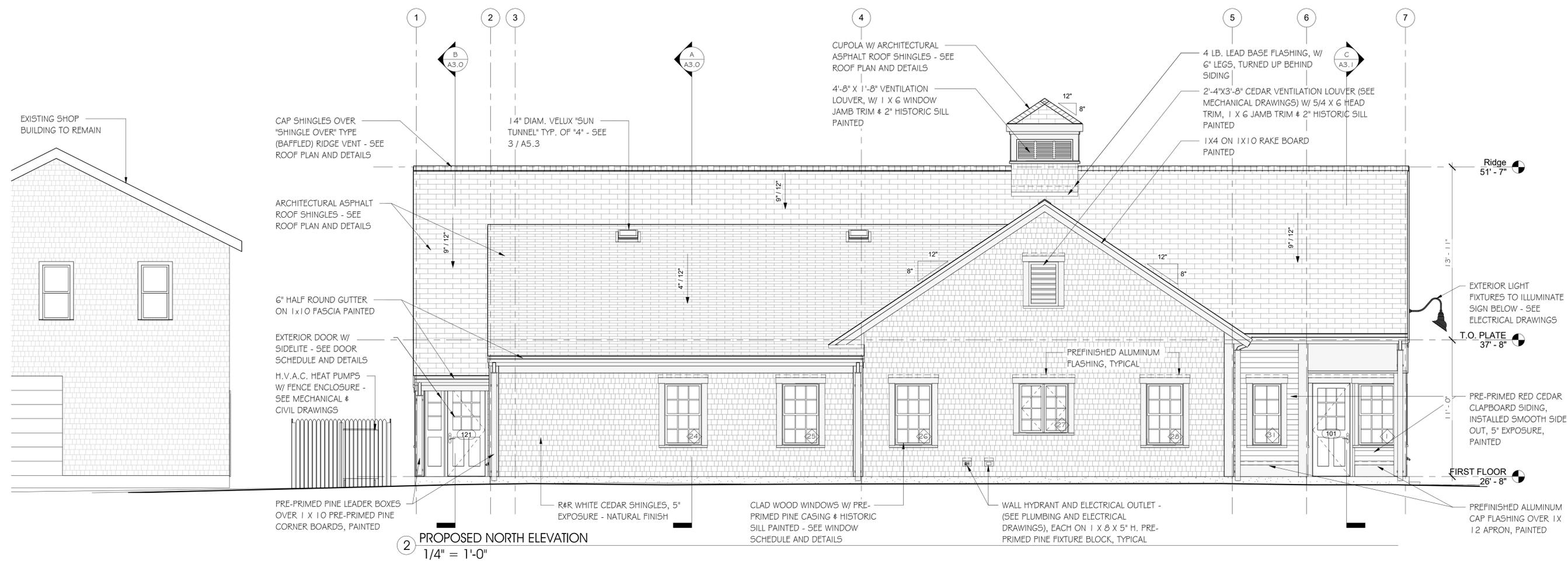
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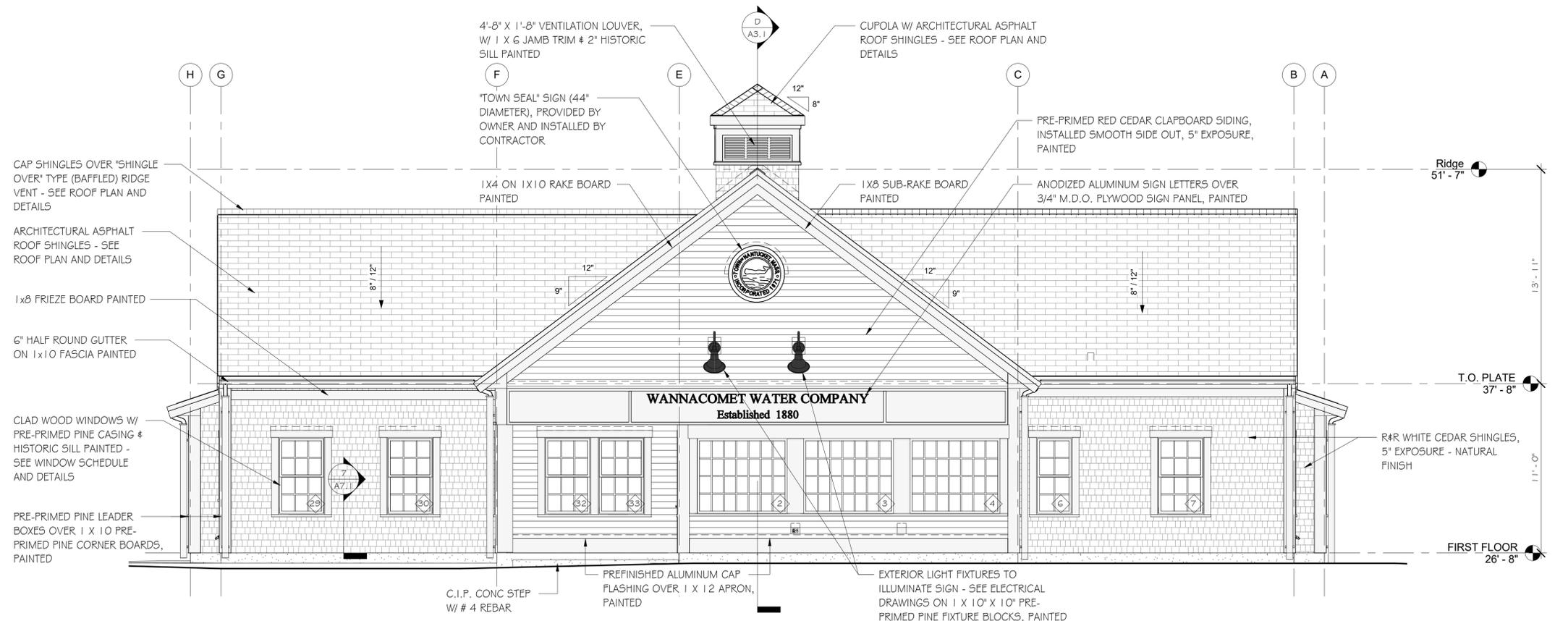
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REVISIONS:

NO.	DESCRIPTION	DATE



2 PROPOSED NORTH ELEVATION
 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION (Front Elevation)
 1/4" = 1'-0"

STAMP:

BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.
 938 COURT STREET, SUITE A
 WARMOUTH, MA 02575
 203 WILLOW STREET, SUITE #22
 PLYMOUTH, MA 02340
 WWW.BLRFARCHITECTS.COM
 PH 508-362-8882
 PH 508-927-4127

NEW OFFICE BUILDING
WANNACOMET WATER COMPANY
 1 MILESTONE ROAD
 NANTUCKET, MA 02554

TITLE:
EXTERIOR ELEVATIONS

DATE ISSUED: 01.03.17

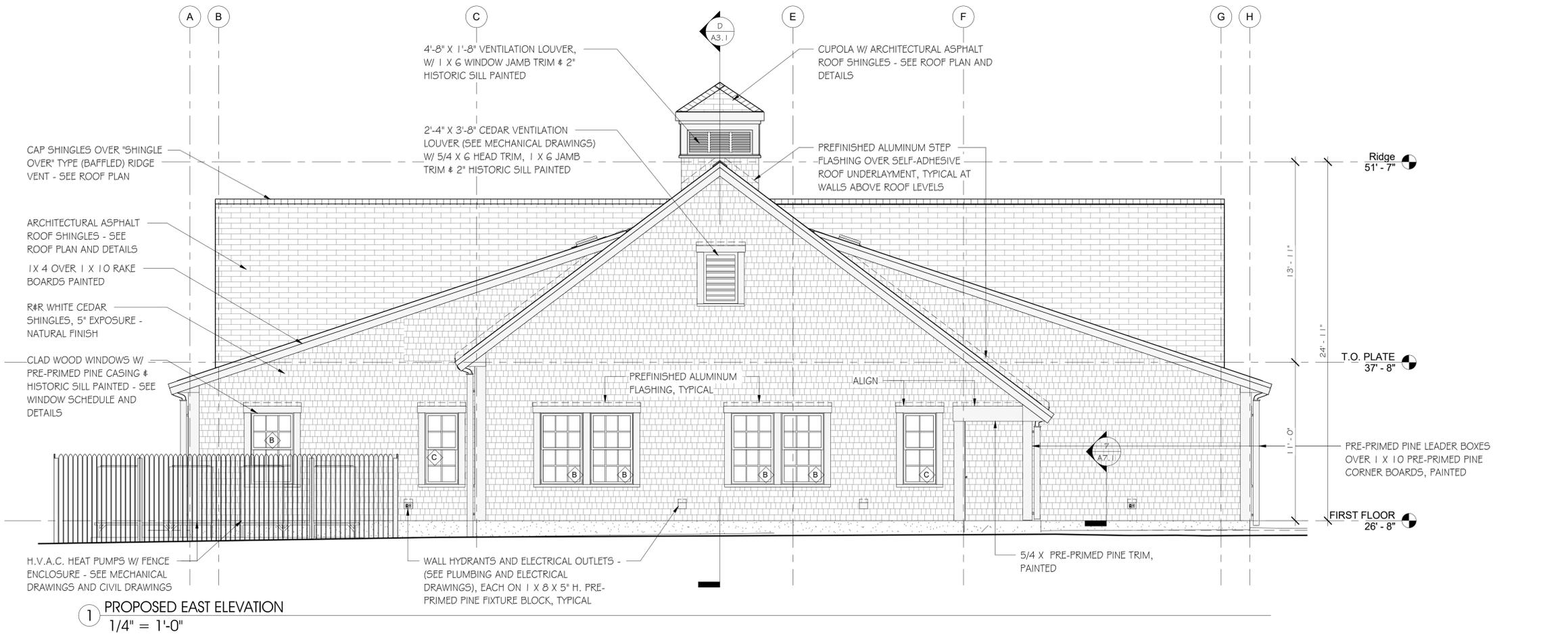
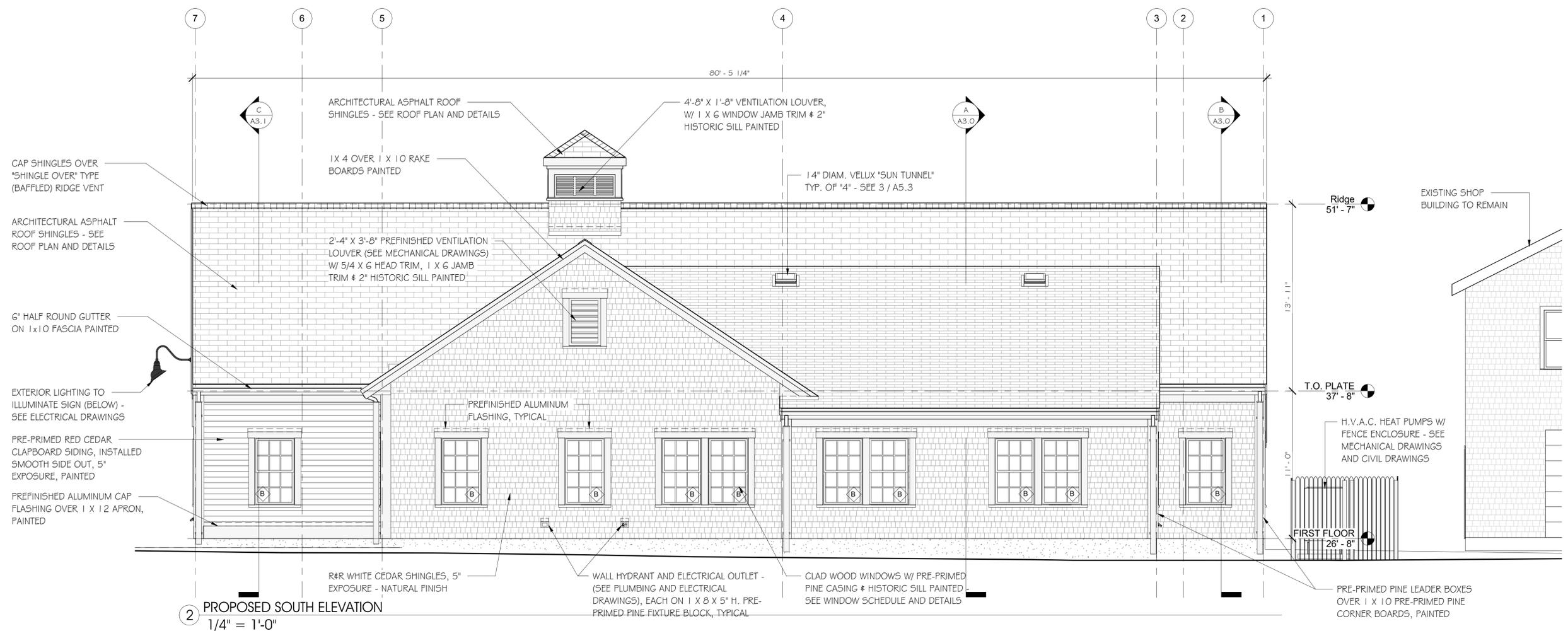
REVISIONS:
 NO. DESCRIPTION DATE

DRAWN BY: Author

SCALE: 1/4" = 1'-0"

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A2.1



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February 6, 2017

To: Brian Turbitt, Director of Municipal Finance

From: Frank Ayotte, PE

cc: David Gray, Nantucket Sewer Director

Re: Sea Street Pump Station General Bidder Bids

Brian,

Please find attached the results of the General Bidder Bids for the Upgrade and Renovation of the Sea Street Pump Station that were received on January 27, 2017. Two (2) General Contractor bids were received, one from Carlin Contracting Company, Inc. and the other from Robert B. Our Company, Inc. Both Contractors submitted competitive bids relative to the Engineer's (Hazen) estimate of probable construction cost for Total Contract Price and Bid Alternate Nos. 1 through 3. Based on the competitive nature of the bids received, it is the Engineer's recommendation that all three Bid alternatives be constructed as part of the construction project.

As summarized below, the low General Contractor bidder for the project was Robert B. Our Company, Inc. of Harwich, MA.

BIDDER	Total Contract Price (Items 1, 2B, 2C, 2E, 3A-3G)	Total Contract Price + 4A (Bid Alt #1) Amount (\$)	Total Contract Price+ 4A +4B (Bid Alt #1 &2) Amount (\$)	Total Contract Price+ 4A +4B +4C (Bid Alt #1, 2 &3) Amount (\$)
Robert B. Our Co. Inc.	\$4,607,263.00	\$4,811,029.00	\$5,005,683.00	\$5,025,879.00
Engineer's (Hazen and Sawyer) estimate	\$4,591,250.00	\$4,771,100.00	\$4,844,800.00	\$4,852,090.00
Engineer's Estimate below Low Bidder	-\$16,013.00	-\$39,929.00	-\$160,883.00	-\$173,789.00
Percentage below Low Bidder	-0.35%	-0.84%	-3.32%	-3.58%

Robert B. Our Company, Inc. was within 0.35% to 3.58% of the Engineer's Estimate for Total Contract Price and the Total Contract Price including all of the three Bid Alternates included in the Bid. Each Bid Alternate along with a description of their importance is listed below:

Bid Alternate No.1: Epoxy Coating for Wetwell. While the most critical upgrades to the station can be completed without this alternative, it will be very difficult to apply a protective epoxy coating to the wetwell surface in the future due to the fact that the station will need to be completely bypassed to do it. Applying the protective coating during this construction project is recommended since it includes bypass pumping of the station in order to install the new pumps and suction piping into the wetwell. In addition, the structure is in excess of 70 years old and would benefit from the protective coating.

Bid Alternate No.2: Flood Protection Barrier: Since the new pumps are specified to be dry pit submersible pumps and the electrical equipment will be elevated within the building above the most recent FEMA flood level stage, flood waters due to extreme wet weather events can fill the station without shutting down its operation. However, costs to clean and repair water damage to the station following a flood event can be substantial over time.

Bid Alternate No.3: CCTV Security System. Security to water and wastewater facilities is of paramount importance to municipalities across the country. Since the Sea Street Pump Station pumps 70% of the Island’s wastewater, a security system is required to ensure that the station is protected from unauthorized entry.

Funding for the project is based on the Town’s appropriation of \$6M which includes the capital construction costs, engineering design and construction services costs, the owner’s project manager (OPM) costs and a 5% construction contingency for potential change orders. A summary of these costs are detailed below:

Town Appropriation	\$6,000,000.00	\$6,000,000.00	\$6,000,000.00	\$6,000,000.00
Total Contract Price+ 4A +4B +4C (Bid Alt #1, 2 &3) Amount (\$)	\$5,025,879.00	\$0.00	\$0.00	\$0.00
Total Contract Price+ 4A +4B (Bid Alt #1 &2) Amount (\$)	\$0.00	\$5,005,683.00	\$0.00	\$0.00
Total Contract Price + 4A (Bid Alt #1) Amount (\$)	\$0.00	\$0.00	\$4,811,029.00	\$0.00
Total Contract Price (Items 1, 2B, 2C, 2E, 3A-3G)	\$0.00	\$0.00	\$0.00	\$4,607,263.00
5% Construction Contingency	\$251,294.00	\$250,284.00	\$240,551.00	\$230,363.00
Engineering Design and Construction Services	\$1,176,008.00	\$1,176,008.00	\$1,176,008.00	\$1,176,008.00
OPM Services	\$106,000.00	\$106,000.00	\$106,000.00	\$106,000.00
Subtotal	\$6,559,181.00	\$6,537,975.00	\$6,333,588.00	\$6,119,634.00
Amount needed over budgeted Town Appropriation	\$559,181.00	\$537,975.00	\$333,588.00	\$119,634.00

While the Total Contract Price (without Bid Alternates) is \$110,729.00 under the Town’s \$6M appropriation, it only allows a 2.4% contingency for potential change orders. In order to carry a 5% contingency fund for the Total Contract Price, we would need an additional \$119,634.00.

For the full project (preferred and recommended alternative), Total Contract Price including all of the three Bid Alternates, we would need an additional \$559,181.00 in order to carry a 5% construction contingency for potential change orders.