

Nantucket Fire Station
Project Update

April 26, 2017

Work Group

As a result of the bid in June of 2016, the Work Group was established to review the project program and process to date.

After review of the project to date and the decision to NOT change the existing design program, the Work Group charged the project team with two (2) tasks:

1. Redesign the HVAC system from a geothermal system, connected to the existing Police Station, to a Variable Refrigerant Flow (VRF) system; and
2. Bid the project through Modular Procurement

Bid results

Description	Budget	June '16	March '17
Construction Budget	\$14,433,125	\$15,707,000	\$15,678,000
Designer Fees	\$976,000	\$976,000	\$976,000
OPM Fees	\$458,860	\$458,860	\$458,860
Other Soft Costs (FFE, etc.)	\$440,140	\$440,140	\$440,140
Soft Cost Contingency (2%)	\$37,500	\$37,500	\$37,500
Const. Contingency (4.5%)	<u>\$654,375</u>	<u>\$654,375</u>	<u>\$654,375</u>
Total Project Budget	\$17,000,000	\$18,273,875	\$18,244,875
Less appropriation		-\$17,000,000	-\$17,000,000
Plus paving & landscaping		Included	\$750,000
Plus add'l Design Fees		<u>Included</u>	<u>\$243,500</u>
Shortfall		\$1,273,875	\$2,238,375

Modular procurement

- Modular bid was received in March of 2017 - Dellbrook JKS was the sole respondent
- Project was overbudget
- Town notified by the AG's office that the project was protested
- Discussions with the AG illustrated multiple concerns regarding delivery of a project of this scope via modular construction

Next Steps

- Bid the project in Fall of 2017 or the Spring of 2018?
- Costs still escalating at approximately 10% per year
- International Building Code (IBC) will be changing in June 2017; six-month grace period for projects in design or bidding
- Spring of 2018 Bid will likely require additional redesign for compliance with new code

Next Steps

Schedule Item	Fall 2017	Spring 2018
Prequalification		
Place ad in the Central Register for Prequalification of FSBs and GCs	05/11/17	10/12/17
Ad runs in the Central Register, local paper and CommBuys	05/17/17	10/18/17
Prequalification responses due	06/07/17	11/08/17
Invitations to Bid are forwarded to prequalified firms	07/05/17	12/06/17
Bidding		
Place ad in the Central Register for FSB and GC bids	08/03/17	01/04/18
Ad runs in the Central Register, local paper and CommBuys	08/09/17	01/10/18
Filed Sub Bids due	08/30/17	01/31/18
GC Bids due	09/20/17	02/21/18
DCAMM reference checks complete	10/11/17	03/14/18
Nantucket Town Meeting	10/17/17	03/24/18

Cost trend

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