

ST JOHN VIANNEY BUILDING PROJECT COMMITTEE (BPC)

General Meeting 06

Thursday, December 10, 2009

MEETING MINUTES

Location: Adult Ministry Room

Time: 4:00pm

Recorded By: Mark Haberman

Attendees: Fr. Ken Knippel Pastor
Jim Hessling SJV Director of Parish Services
R. Gassert Parish Council Liaison
Tony Coraggio
Mark Herr Plunkett Raysich Architects
Marty Choren- PRA
Chad Bathke VJS Construction Services (VJS)
Richard Wieloch VJS

To the best of our knowledge, the following items represent the information discussed. If there are any discrepancies or omissions, please contact me at 414-291-8102.

Sincerely,

A handwritten signature in black ink, appearing to be 'Mark Haberman', with a horizontal line extending to the right.

Mark Haberman,

CC:

All BPC Members
J. Hartmann SJV School Principal
J. Dryer
J Grzesiak

Meeting began at 4:05 p.m. with opening Prayer.

The purpose of the meeting was to review/ discuss the following:

1. VJS's Cost proposal based on Phase 1 Bid Results

6-1. VJS PROJECT ESTIMATE MATRIX SUMMARY (See Attached)

- a. Schematic budget as issued on 8/31/09 = \$315,599.00
- b. Phase 1 Bid Results= \$199,482.00
- c. Phase 2 Bid Results= \$188,759.00
- d. Estimate Over (Under) budget= \$72,888.00

6-2. SUMMARY OF CHANGES LIST SUMMARY. (from Schematic Budget to Current Phase 1-5 bids- See attached) with associate costs.

- | | |
|---|--------------------|
| a. Widen pass thru from 4 to 7 feet wide | \$5,616.00 |
| b. Add wardrobe cabinet in Pass Thru | \$2,882.00 |
| c. Cost of cabinets underestimated | \$2,370.00 |
| d. Adding wall tile to all four walls in each of the toilet rooms | \$21,378.00 |
| e. Specified tile price increase for Phase 2-5 work | \$1,528.00 |
| f. Add additional sidelite glazing to Rooms 128 & 129 | \$2,805.00 |
| g. Add HVAC to Rooms 127, 128 & 129 | \$7,227.00 |
| h. Specified carpet price increase for Phase 1 work | \$3,359.00 |
| i. Specified carpet price increase for Phase 2-5 work | \$8,942.00 |
| j. Cost of coiling door underestimated | \$2,040.00 |
| k. Added window treatments to Phase 1 work | \$1,229.00 |
| l. Added window treatments to Phase 2-5 work | \$2,407.00 |
| m. Site requirements required for multiple phases | <u>\$7,760.00</u> |
| n. Sub Total | \$69,543.00 |
| o. 5% contingency to added scope | <u>\$3,345.00</u> |
| p. Grand Total | \$72,888.00 |
- i. Approximately **\$50,000** of the cost overruns is associated with Phase 1 work.
 - ii. Approximately **\$23,000** of the cost overruns is associated with Phases 2-5 work.

6-3. SUMMARY OF POSSIBLE COST SAVINGS. with associate costs.

a. Provide wall tile on wet walls only	(\$15,922.00)
b. Order carpet for all phases at the same time	(\$12,301.00)
c. Alternate #1 Add Fin Tube heat to rms. 127 & 128	\$5,595.00
d. Alternate #2 Add lights to the second floor corridor	\$3,525.00
e. Alternate #3 Lower wall in Rooms 128 & 129 & omit HVAC modifications	(\$7,227.00)

6-4. SUMMARY OF CHANGES LIST AS ACCEPTED BY THE BPC.

a. Widen pass thru from 4 to 7 feet wide	\$5,616.00
b. Add wardrobe cabinet in Pass Thru	\$2,882.00
c. Cost of cabinets underestimated	\$2,370.00
d. Adding wall tile to wet walls only in each of the toilet rooms	\$5,456.00
e. Specified tile price increase for Phase 2-5 work	\$1,528.00
f. Add additional sidelite glazing to Rooms 128 & 129	\$2,805.00
g. Add HVAC to Rooms 127, 128 & 129	\$7,227.00
h. Specified carpet price increase for Phase 1 work	\$3,359.00
i. Specified carpet price increase for Phase 2-5 work	\$8,942.00
j. Cost of coiling door underestimated	\$2,040.00
k. Added window treatments to Phase 1 work	\$1,229.00
l. Added window treatments to Phase 2-5 work	\$2,407.00
m. Site requirements required for multiple phases	\$7,760.00
n. Sub Total	\$20,070.00
o. 5% contingency to added scope	<u>\$ 1,003.50</u>
p. Grand Total Cost of Phase 1 Accepted Changes	\$21,073.50 =
	\$22,000.00

BUDGET REVIEW

6-5. PHASE 1 BUDGET INFORMATION:

a. Schematic budget as issued on 8/31/09 =	\$152,000.00
b. Accepted changes in project Scope costs=	\$ 22,000.00

c. Total cost to complete PHASE 1 work=	\$174,00.00
d. FAITH IN OUR FUTURE (FIOF) campaign budgeted for both the School and Parish Center remodeling and upgrades.	\$500,000.00
e. Current FIOF monies spent to date=	\$275,000.00.
f. Monies remaining=	\$225,000.00
g. Estimated cash available as of 12/10/09.	\$71,000.00

6-6. Based on the information presented the BPC recommends that PHASE 1 remodeling project proceed per the accepted changes noted above.

6-7. It was noted that VJS may require SJV to provide "Proof in Funding" i.e. provide documented proof that are funds available to complete the project as contracted for. Fr. Ken was of the opinion that funding was available from other sources.

MISCELLANEOUS

6-8. VJS Construction Services have done some preliminary hazardous material test on the current flooring located in Room 127. The test results have come back positive indication that both the floor tile and floor tile mastic have asbestos containing materials

a. **Action Item:** VJS will submit a cost Proposal for asbestos removal services at St. John Vianney to Fr. Ken for review and approval.

i. NOTE: As of 12/11/09 the cost proposal was signed and abatement is scheduled to begin the week of 12/14/09.

Meeting adjourned at 5:35 pm.

VJS CONSTRUCTION SERVICES, INC.

St. John Vianney
Parish Center Remodel
Project Balance Sheet - 209067
December 10, 2009

	A	B	C	D
	Schematic Budget 8/31/2009	Phase 1 Bid Results 12/10/2009	Phase 2-5 Budget 12/10/2009	Total of B+C 12/10/2009
CM: VJS Construction Services	Cost By			
A/E: TBD				
Estimated Construction Costs (Phases 1-5) per PRA Drawings and Spec. dated 11-12-09	VJS \$ 280,521	\$ -	\$ -	\$ -
Preliminary Construction	ALLW \$ 1,500	\$ -	\$ -	\$ -
General Conditions	VJS Included above	\$ 13,272	\$ 12,574	\$ 25,846
Construction Costs for PRA Drawings Dated 11-12-09, Phase I Work	VJS \$ -	\$ 165,898	\$ -	\$ 165,898
Estimated Construction Costs (Phases 2-5) per PRA Drawings and Spec, dated 11-12-09	VJS \$ -	\$ -	\$ 157,175	\$ 157,175
TOTAL CONSTRUCTION CONTRACTS	\$ 282,021	\$ 179,170	\$ 169,749	\$ 348,919
PROJECT REQUIREMENTS & CM FEES:				
Comprehensive Insurance (1.14%)	VJS \$ 3,376	\$ 2,145	\$ 2,032	\$ 4,177
Performance Bond (not required)	n/a \$ -	\$ -	\$ -	\$ -
CM Fee (5%)	VJS \$ 14,101	\$ 8,959	\$ 8,487	\$ 17,446
CONSTRUCTION CONTINGENCY (5%)	ALLW \$ 14,101	\$ 8,959	\$ 8,487	\$ 17,446
TOTAL ESTIMATED CONSTRUCTION COSTS	\$ 313,599	\$ 199,232	\$ 188,756	\$ 387,987
ESTIMATED ADDITIONAL FEES AND OWNER PURCHASES:				
1 *Architectural and Engineering Fees	By Owner \$ -	\$ -	\$ -	\$ -
2 *Kitchen Consultant Fees	By Owner \$ -	\$ -	\$ -	\$ -
3 *Soil Borings & Geotechnical Services	By Owner \$ -	\$ -	\$ -	\$ -
4 *Printing Costs & Reimbursables - Allowance	VJS \$ 500	\$ 250	\$ 250	\$ 500
5 *Plan Review Fees - Allowance	By Owner \$ 1,500	\$ -	\$ -	\$ -
6 *City Connection Costs & Assessment Fees	By Owner \$ -	\$ -	\$ -	\$ -
7 *FF&E (Furniture, Fixtures & Equipment)	By Owner \$ -	\$ -	\$ -	\$ -
8 *Site Furnishings & Equipment	By Owner \$ -	\$ -	\$ -	\$ -
9 *Computer & Phone Wiring & Terminations	By Owner \$ -	\$ -	\$ -	\$ -
10 *Phone System Hardware Devices	By Owner \$ -	\$ -	\$ -	\$ -
11 *Computer Systems and Hardware	By Owner \$ -	\$ -	\$ -	\$ -
12 *Utilities During Construction & Temporary Heat	By Owner \$ -	\$ -	\$ -	\$ -
13 *Security Systems & Equipment	By Owner \$ -	\$ -	\$ -	\$ -
14 *Moving Expenses	By Owner \$ -	\$ -	\$ -	\$ -
15 *Hazardous Material Testing & Removal	By Owner \$ -	\$ -	\$ -	\$ -
16 *New Electrical Service, WE Energies Costs	By Owner \$ -	\$ -	\$ -	\$ -
17 *Builders Risk Insurance	By Owner \$ -	\$ -	\$ -	\$ -
*TOTAL ESTIMATED FEES AND OWNER PURCHASES	\$ 2,000	\$ 250	\$ 250	\$ 500
OVERALL ESTIMATED PROJECT COSTS:	\$ 315,599	\$ 199,482	\$ 189,006	\$ 388,487
*Must be verified by Owner and Architect				\$ 315,599
Prepared By VJS Construction Services				
			Estimated Over/(Under) Budget	\$ 72,888

Note - Estimate does not include latest requests of :

1. Overhang counter in P121
2. Move shelves into closet area's
3. Counter in secretary P120
4. General Conditions are assuming VJS self performs demolition, concrete and carpetnery work



St. John Vianney
 Parish Center Remodel
 Summary of Changes from Schematic Budget to Current Phase 1 Bid and Phase 2-5 Estimate - 209067
 December 10, 2009

Phase

#	Description	Change Add/(Deduct)
1	Pass thru at Rooms 127 & 121 Pass thru had been included at 4' wide and now is 7'4", Go back to a 4' wide opening	\$ 5,616
2	Cabinets Wardrobe Cabinet in Pass Thru Schematic budget did not include cabinet at this location Cabinet value increased	\$ 2,882 \$ 2,370
3	Tile Only floor and base had been included, wall tile has been added Bath Tile currently in specification increased the material cost \$1,444 Hard Tile increased for Phases 2-5 (material cost increase) <i>Entry Vestibule</i>	\$ 21,378 \$ 1,528
4	Opening at Rooms 128 & 129 (Glazing) Sidelight with colored glazing is not specified	\$ 2,805
5	HVAC HVAC work was added to RM. 127, Schematic Budget included removal in room 127 and rework of bath fans only	\$ 7,227
6	Carpet (Phase 1) Schematic Budget included \$20/yd. (material), current specification has carpet as high \$30/yd.	\$ 3,359
7	Carpet (Phase 2-5) Schematic Budget included \$20/yd. (material), new current specification has carpet as high \$30/yd.	\$ 8,942
8	Colling Door Difference	\$ 2,040
9	Window Treatments Added scope Phase I Added scope Phase 2-5	\$ 1,229 \$ 2,407
10	Site Requirements Site requirements were added to accommodate multiple phases	\$ 7,760
Changes from Schematic Budget to Current Phase 1 Bid and Phase 2-5 Estimate		\$ 69,543
	<i>5%</i> Change is Calculated Contingency	\$ 3,345
Total of Changes		\$ 72,888

Phase 1 work.

2

1

1

1

2

1

1

2

2

*Above amounts include GC's Fees and Insurance

Notes - Add/(Deduct)

Provide wall tile at wet walls of bathrooms only	\$ (15,922)
Order all carpet at once for all phases <i>(20.00 / Yard)</i>	\$ (12,301)
Alternate #1 - Add Fin tube in Rm.'s 127 and 128	\$ 5,595
Alternate #2 - Add lights in Second Floor Corridor	\$ 3,525
Alternate #3 - Lower wall in Rm.'s 128-129 & HVAC Modifications	\$ (7,227)