

Avon Township Facilities Township Supervisors Report

R.A. Morton Construction Managers

May 5th, 2010

1. **Contract Status Report:** As directed by the Supervisors April 12th, 2010, the Construction Manager has interviewed the following Contractors and confirmed scope of services and contract amounts for the following bid packages. Subsequently contracts have been drafted to the following firms:

- Bid Package 4B Combination Concrete and Masonry; Girtz Concrete Incorporated, Little Falls, Minnesota.
- Bid Package 6A Carpentry; Preusser Construction, St. Cloud Minnesota.
- Bid Package 6B Plastic Laminate Faced Casework; Timber Ridge Custom Woodworking Albany, Minnesota.
- Bid Package 7A Thermal Insulation; Intex Insulation Company, Cold Spring, Minnesota.
- Bid Package 8A Doors and Frames; Mid Central Door, Waite Park, Minnesota.
- Bid Package 8B Overhead and Coiling Doors; Garage Door Store, Waite Park, Minnesota.
- Bid Package 8c Aluminum Entrances; Heartland Glass Company, Waite Park, Minnesota.
- Bid Package 9A Gypsum System; Regal Contractors, Waite Park, Minnesota
- Bid Package 9C Acoustical Ceilings; St. Cloud Acoustics, St. Joseph, Minnesota.
- Bid Package 9D Floor Covering; Molitor Flooring, Grand Lake, Minnesota.
- Bid Package 9E Painting; Superior Interiors, Wyoming, Minnesota.
- Bid Package 31A Site work; Craig Bardson Excavating, Albany, Minnesota.
- Bid Package 33A Site Sanitary Utilities; Kotzer Excavating, Albany, Minnesota.
- Bid Package Design Build Plumbing and HVAC Systems; Precise Refrigeration Heating and Air Conditioning, St. Joseph, Minnesota.
- Bid Package Design Build Electrical; Avon Electric Services, Avon Minnesota.
- Bid Package Design Build Well System; Atkinson Well and Pump Ltd. Freeport, Minnesota.

A detailed schedule of values is currently being drafted inclusive of the following items.

- General Condition Allowances
- Construction Contingency Allowances
- Specified Bid Division Contracts
- Construction Management and Supervision fees
- Architectural Fees and Reimbursable
- Civil and Septic Design Fees
- Insurance Allowances

As discussed in detail on April 12th, 2010 the project cost for the identified items is not to exceed a total project cost of \$600,000.00, without prior approval of the Township Supervisors and that any adjustments to the project budget shall be tracked against the project contingency. A preliminary draft of the schedule of values will be forward to the Supervisors prior to our next meeting scheduled for May 19th,2010.

It was confirmed the following alternate and value engineering items have been reviewed and reflected in the drafting of the contracts:

- Alternate #Two: Provide thermo tech vinyl windows, at a cost savings of \$8,500.00
- Omission of in floor Heat in the Township Hall, at a cost savings of \$13,048.00
- Omission of sprayed on vapor barrier, at a cost savings of \$23,330.00
- Adjustments to bonding requirements have been selectively adjusted during the award of the contracts, others will be adjusted per contract change order.

The following value engineering items are currently under consideration and were discussed in detail.

- Increase HVAC capacity considerations
 - Use of an electronic boiler for the Vehicle Storage in floor heat system.
 - Metering of the electrical service for off peak use.
 - Selective omission of underground utility insulation.
 - Review of steel siding performance vs. specified cement board siding product.
 - Review of radiant heat vs. in floor heat for the vehicle storage building.
 - Review of specified furnace configuration and efficiency for the Township Hall.
 - Pricing options to finish the interior walls of the Vehicle Storage Building.
 - Bollard Dimension requirements
 - Room #105 Rate d wall construction options
2. **Project Schedule:** It was confirmed the site was staked by the surveyor Thursday April 29th, 2010. Predicated on the Townships recording of the plat the Site Work Contractor is prepared to proceed with prepping the site starting Monday may 10th, 2010, one week ahead of schedule.
 3. **Grounds Breaking:** It was recommended if the Township wished to conduct an informal ground breaking it be conducted Saturday Morning May 22nd, 2010. The Construction Manager is prepared to draft a press release upon authorization from the Supervisors. It was confirmed by the supervisors the ground breaking will be held at 11:00 AM.
 4. **May 19th, 2010 Meeting Preparation:** The Construction Manager has been in contact with both the Design Build Electrical Contractor and Project Architect. The team is currently assembling project samples and layout drawing for review with the Design Committee. The intent at our next meeting is to select colors of interior and exterior finishes and review the electrical system fixture locations. The meeting is scheduled for 8:00 PM at the Avon City Hall.
 5. **Building Permit Update:** The Construction Manager has been in contact with Environmental Services and is currently completing the permit application. Final completion of the documents is predicated on completion of the plating process by the Township. The Supervisors will be copied on this information electronically and the permit application is anticipated to be complete within the next five working days. It was confirmed the driveway permit application is currently being reviewed by the Township Supervisors.
 6. **Excel Energy Status Update:** The Supervisors were advised that the Construction Manager met with a representative of Excel Energy at the site Monday May 3rd, 2010. Placement of the Transformer, Costs and energy programs were reviewed. Options were presented for the Supervisors for consideration.

7. **Owner Insurance Status Update:** The Construction Manager requested the Township have a Builders Risk and or sufficient property insurance in place prior to the excavation of footings. It was noted this policy should be in place within the next two weeks, if we are to keep on schedule. It was recommended by the Construction Manger if the insurance program is not in place the construction of the building should be delayed.