

Phil Ross, Director of Buildings and Grounds
New Fairfield Public Schools

Memo to: Dr. Alicia Roy
From: Phil Ross
Date: June 15, 2018
Re: High School Culinary Arts Project

I need to inform you of the impact to the budget for this project as a result of the bidding process.

This project was put out to bid in early May. We did not receive a bid from a general contractor. We did receive one bid for the HVAC work, but the amount was more than our entire budget for the project which is \$407,958.

In response to this, I went to work putting the project costs together with our approved sub-contractors and vendors, and with their help I was able to value engineer the plans and specifications to get the project to about \$550,000.

Some of the measures taken to reduce the cost are:

Replace 400'+ run of 3" welded gas line bid at \$35,000 with a new installed 1,990 gallon propane tank installed at the rear of the building closer to the work site. Cost: \$16,700 - this saved \$18,300.

Purchase HVAC equipment directly and pay only for labor and incidentals. This saved about \$85,000.

Purchase cooking equipment on-line. This saves about \$17,000.

I changed the flooring spec from quarry tile and Luxury Vinyl Tile to VCT. This saves about \$20,000.

We will re-use the existing lighting instead of replacing it. This saves about \$6,750, and we will also eliminate some hi hat fixtures and soffits saving about \$8,000.

We will hire a plumber to just complete the rough-in work and our in-house plumber will set fixtures and complete finish work. This could save \$6,000 to \$7,000.

I will continue to find savings as we go along mostly by completing work in-house and purchasing materials directly. I must state that the budget is a concern due to some items that have not been cost out yet as well as a lack of contingency dollars. There is a portion of this project that includes classroom and hallway floor demolition in order to connect plumbing waste lines. While I have surveyed this area, I cannot be certain as to what I may run into under the floors.