



Meeting Notes

Date of Meeting: June 8, 2011
Date of Issuance:
Location of Meeting: Cumberland County
Civic Center
Attendees: See attached list

Project Name: Cumberland County Civic
Center Renovation
Project No: 11042
Subject: Building Program

Topics:

1. Paul S. presented the summary of the cost plan and explained how a cost plan is different from a cost estimate. A cost estimate is based on a design that is detailed enough to estimate quantities of materials. A cost plan based on a concept design applies cost experience with similar facilities to area projections that are accompanied by anticipated levels of finish and construction complexity. The budget is based on 28,000 SF of new additions and 120,000 SF of renovations. Soft costs are included and based on 17.5% of construction costs. Soft costs have not yet been broken out in detail.
2. Several committee members questioned the "high" cost per square foot numbers. The consultants responded that it is a complex renovation with several locations. It is not typical commercial construction where a much lower cost could be experienced with a new building or a clear site.
3. The estimate is based on an 18 month construction period and all agreed that 24 months would be a more reasonable time frame.
4. The term "prevailing" wage was queried in regard to federal Davis Bacon wage rates. (Following this meeting Steve Kelly, the estimator clarified the term as being "the usual rates in the area that quality contractors & subcontractors would pay their workers.")
5. There was considerable discussion regarding the design of the north and south concourse with concerns expressed by the Civic Center staff in regard to width and location of concessions. Paul noted that although no design work had been done, a 3000 SF expansion of the South concourse would add \$1.3M to the project.
6. The committee was unable to reconcile the amount represented by this cost budget and compromises that could be made to bring the cost model closer to the 28 million dollar budget. Linda B suggested that the staff were the only ones in a position to understand what compromises could be made to reduce the budget.
7. Don G noted that any decisions in regard to reduction or compromises needed to be informed by associated revenue projections.

8. The committee asked the consultants to prepare a proposal for an economic study and if possible report at the next meeting - perhaps scheduling that meeting a week later to allow time.
9. In addition to the economic report the consultants were directed to
 - a) Provide soft cost detail.
 - b) Work with a smaller group to refine the concept designs and re-price alternatives.
10. The group appointed to meet with the consultants is: Steve Crane, Brian Petrovek, Peter Crichton, Vic Labreque and Jim Cloutier.

Attachments: None.

cc: File 11042/28.3