

DHS CAFETERIA BUILDING COMMITTEE

STATUS UPDATE

1. Expand the use from 302 to 420 students per lunch period
2. Improve the acoustics and lighting of the space
3. Allow for flexible use of the space

GOALS FOR THE CAFETERIA

This committee is looking for a project design that will

1. Meet the specified goals for the cafeteria,
2. Be completed on time, and
3. Be delivered on budget.

OUR EXPECTATIONS FOR THE PROJECT

1. Decisions should be based on good, forward-thinking design
2. Decisions should be based on good educational practice

OUR GUIDING PRINCIPLES

- ▶ Hired KG&D Architectural Firm
- ▶ Hired CREC, Owner's Representative
- ▶ Solicited Professional Cost Estimate
- ▶ Issued Invitation to Bid on January 2018
- ▶ Received 6 bids
- ▶ Hired KSR General Contractors

PROJECT TO DATE

	PROJECT BUDGET		LOW BID w/Alts. 1-4 (Kronenberger & Sons)
SUBTOTAL	\$1,192,325		\$1,333,000
CONTINGENCY (10% / 7%)	\$119,233		\$93,310
SUBTOTAL	\$1,311,558		\$1,426,310
FURNITURE	\$157,450 *		\$123,049
SOFT COSTS - FEES	\$220,351 **		\$140,000
GRAND TOTAL	\$1,689,359		\$1,689,359
REVISED TOTAL	\$1,689,359		\$1,689,359

* - Varies depending on alternates awarded. \$100K is recommended considering existing quantities. Additional furniture can be purchased if contingency \$ available.

** - \$80K in soft costs in separate budget.

ALTERNATE 1: TWO OPERABLE GLASS DOOR WALLS - OPEN TO TERRACE

ALTERNATE 2: GREEN/VEGETATIVE ROOF - SEEN FROM UPPER PLAZA

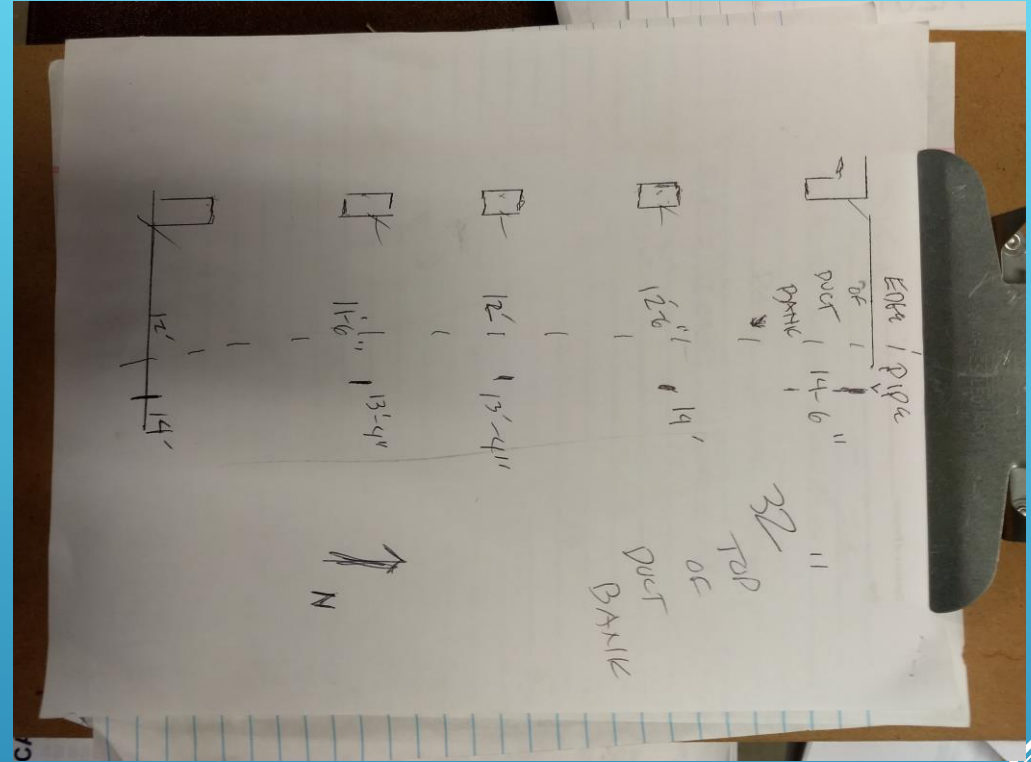
ALTERNATE 3: HUNG ACOUSTIC PANELS BETWEEN INTERIOR CORRIDOR & DINING COMMONS

ALTERNATE 4: ACOUSTIC PANELS ON SOUTHFACING WALL (OPPOSITE SERVING AREA)

LOWEST BID RESULTS

- ▶ Project site prepared for construction
- ▶ Broke ground

PROJECT TO DATE CONT...




UNKNOWN CONDITION: THE DUCT BANK

▶ Option A: Reduce cafeteria size

▶ ~~Option B: DHSCBC builds cafeteria and power line is moved afterwards~~

▶ Option C: Move power line, DSHCBC builds cafeteria afterwards

OPTIONS



Components
of decision
are beyond
DHSCBC
scope

Net Square Footage*			
	NSF	% Reduction in NSF	
15' 6" Expansion	1280		Original Plan based on expectation power line would be avoided
13' Expansion	1100	-14%	November: Adjusted Plan to avoid power line and reduce cost based on professional cost estimation
11' 4" Expansion	895	-30%	April: Maximum physical space could build, but still too close to bank
*Measure of interior square footage			

OPTION A: REDUCE PROJECT SIZE

- ▶ Meets project goals: ???
- ▶ Meets project budget, timeline expectations: Yes
- ▶ Meets guiding principle of good, forward thinking design: ???
- ▶ Eversource is fine: ???

OPTION A: IMPACT ON PROJECT

- ▶ Issue: Potential impact to future expansion projects, including this one
- ▶ Issue: Line should not run under bleachers
- ▶ Opportunity: may be able to run the lines in more efficient manner
- ▶ Will Eversource require us to move this line at some point anyway?

OPTION A DOES NOT FIX EXISTING CONDITION

- ▶ Decide whether option A is viable and/or desirable
- ▶ Decide whether to recommend town consider option C

DHSCBC 04/18/2018

1. Giving the power line move an owner (DHSCBC or separate project)
2. Funding the power line move
3. Organizing the cafeteria build around the line move

WHAT ARE THE IMPLICATIONS OF OPTION C?

- ▶ Summer
 - ▶ Move the line
 - ▶ Frame the cafeteria extension
 - ▶ Complete interior renovation
- ▶ Fall
 - ▶ Complete extension

OPTION C: POSSIBLE TIMELINE

- ▶ DHSCBC Meeting 04/16/2018
- ▶ Decide how to move forward at town level

NEXT STEPS