

Town Council Meeting Agenda

Wednesday August 25th, 2021

6:00 PM

Atlantic Room at the Police Station

Business Agenda:

1. To consider approving the minutes from August 11th, 2021, and to sign the disbursement warrant.
2. Scott Stevens/Mem Hall contract renewal for one additional year.
3. To vote on the Town Office project.
4. To discuss changing the carry forwards -Kelly Pinney-Michaud.

Manager's Report:

Executive Session: Personnel Matters 1 M.R.S.A. Section 405(6)(A)

Pre-School thru Adult
76 West River Road
Waterville, Maine 04901



Studio: 465-3514
Residence: 873-5195
Secretary: 426-8928

Dear Gary and Jan.,

8/17/21

I JUST WANTED TO TAKE A MOMENT AND EXPRESS MY SINCERE APPRECIATION FOR ALL YOU DID TO ALLOW STUDIO ONE TO HAVE ONE MORE YEAR AT MEMORIAL HALL.

YOUR EFFORTS HAVE NOT GONE UNNOTICED AND MYSELF AND MY STUDENTS "THANK YOU" SO MUCH...

FOR 44 YEARS MEMORIAL HALL HAS BEEN MY SECOND HOME, A PLACE WHERE THOUSANDS OF DANCERS HAVE ENTERED THESE DOORS TO HAVE THE OPPORTUNITY TO DANCE, BUILD SELF-CONFIDENCE, AND SOME GO ON TO BE RADIO CITY ROCKETTES AND ON BROADWAY., A DREAM I COULD'NT FULFILL BUT GAVE THEM THE TOOLS TO DO SO.

AS I WRITE THIS, I AM FILLED WITH MANY EMOTIONS AND SADNESS, KNOWING THIS WILL BE MY LAST YEAR HERE.

AGAIN, WITHOUT YOU BOTH AND YOUR SUPPORT, I AM AND WILL BE FOREVER GREATFUL.

YOU ARE TRULY "ANGELS"...

THANK YOU FROM THE BOTTOM OF MY HEART...

Dancingly,
Mr Scott



Town of Oakland
New Town Office
Project Budget



Construction Consulting of Maine, LLC

Description	Budget Cost	Notes
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CONSTRUCTION COSTS:

Building Construction Costs-

CM-

Pre-construction Fee	5,000	Allowance
Building Construction Costs-	2,595,855	JFS Estimate
Total Building Costs	<u>2,600,855</u>	

Site Construction Costs-

Engineer's Site Estimate-

Boyd's Estimate (9-22-20)	280,000	
Demolition of Existing Town Office	10,000	Allowance
Total Projected Site Costs	<u>290,000</u>	

SUBTOTAL CONSTRUCTION COSTS: \$ 2,890,855

DESIGN/SOFT COSTS:

Brian Duffy Associates-

Design Fees/Construction Administration	122,500	
Reimbursables (Allowance)	5,000	
Construction Consulting of Maine-		
Owner's Rep/Project Manager Fee	70,000	
Miscellaneous - Printing/Copying/Ect.	500	
Permitting Fees (Fire Marshal)	3,500	
DEP Permits	-	In Site Costs
Testing/Inspections	7,500	
Builder's Risk Insurance	-	In JFS Estimate
ACM Inspection Consultant	1,000	
ACM Abatement (Allowance)	5,000	
Misc Soft Costs	2,500	

SUBTOTAL DESIGN FEES: \$ 217,500

FF&E COSTS:

Furnishings/Appliances/IT/Security	132,300	
Signage-		
Exterior Signage	5,000	
Interior Signage	3,000	
Other Costs-		

SUBTOTAL FF&E COSTS: \$ 140,300

SUBTOTAL PROJECT COSTS: \$ 3,248,655

PROJECT CONTINGENCY: 324,866 Contingency

TOTAL PROJECT BUDGET: \$ 3,573,521

Building Area (SF)	10,085	
Budget Cost/SF	\$ 354.34	Actual Cost/SF

**Town of Oakland - Engineer's Estimate for
New Town Office Facility**

Line No.	Item Description	Approx. Quantity	Units	Unit Price	Subtotal
Site Project Costs					
1	Piping and Fabric Pricing	1	LS	\$ 16,090.00	\$ 16,090.00
2	Precast Pricing	1	LS	\$ 53,000.00	\$ 53,000.00
3	Site Misc. Pricing	1	LS	\$ 99,295.00	\$ 99,295.00
4	Surveyor Survey & Layout cost	1	LS	\$ 4,100	\$ 4,100
5	Miscellaneous Site Costs	1	LS	\$ 10,000	\$ 10,000
Total Site Work Costs				\$	182,485



Town of Oakland
 New Town Office
 Fixture/Furnishings/Equipment Budget



Description	Vendor	Qty	Unit/Price	Budget	Subtotals	Notes
IT/Telecommunications/Security-						
WTVL - IT Group-						
Rack/Switch/WAP's	Allowance	1	5,000.00	5,000.00		
Rythmic Construction-						
Fiber Cable Move/Equip	Allowance	1	5,000.00	5,000.00		
Maine Communications-						
Telephone/Paging System	Allowance	1	5,000.00	5,000.00		
Cayer Security-						
Door Access Controls	Allowance	1	5,000.00	5,000.00		
AV Equipment-						
Council Chambers (Monitors/Sound)	Allowance	1	25,000.00	25,000.00		
Community Room (Monitors)	Allowance	1	5,000.00	5,000.00		
Main Lobby (Monitor)	Allowance	1	1,500.00	1,500.00		
					51,500.00	
Furniture/Furnishings-						
Union Office Quote-						
Council Chambers (Desks/Chairs)		1	20,000.00	20,000.00		
Office Furniture (Desks/Chairs/Files)		1	25,000.00	25,000.00		
					45,000.00	
Misc Furnishings/Equipment-						
Council Chambers Desks	Allowance	1	20,000.00	20,000.00		
High Density Storage System (Vault)	Allowance	1	10,000.00	10,000.00		
Misc. Signage	Allowance		800.00	800.00		
Shelving-						
Storage/Vaults		1	2,500.00	2,500.00		
Trash Cans	HomeDepot	25	20.00	500.00		
Soap Dispensers	AJ Supplier		-	-		
Hand Sanatizer Dispensers	AJ Supplier		-	-		
Toilet Paper Dispensers	AJ Supplier		-	-		
Paper Towel Dispensers	AJ Supplier		-	-		
					33,800.00	
Kitchen Equipment-						
Break Room-						
Refrigerator		1	1,500.00	1,500.00		
Microwave Countertop		1	500.00	500.00		
					2,000.00	
					\$ 132,300.00	

State Fire Marshal Permits-

JFS Construction Budget	2,459,671		
Adjustments-			
HVAC/Plumbing	(313,575)		
Sprinklers	(85,993)		
Electrical	(279,490)		
	<u>(679,058)</u>		
General Conditions on Adjustments (6%)	(40,743)		
	<u>1,739,870</u>		
P&P Bond (1.045%)	18,182		
	<u>1,758,051</u>		
CM Fee on Adjusted Cost (4.5%)	79,112		
	<u><u>\$ 1,837,163</u></u>		
Construction Permit Application Fee- (Adjusted Project Cost * .0015)	1,837,163	0.0015	2,756
Building Surcharge Fee- (Occupied Space (SF) * \$0.04/SF)	10,085	0.04	403
Barrier Free Permit	250	1	250
Total Fire Marshal Permit Fees			<u><u>\$ 3,409</u></u>