

**Grace Building Committee**  
**24 January 2010**

**DRAFT**

Grace UMC is in the third round of getting bids from General Contractors (GC) on the building addition. The first round was in September 2009 and eight (8) GCs were invited to bid. Of the eight GCs only six (6) responded. The bids for the entire addition ranged from \$1.3 to \$1.6 million. The architect recommended that we down select to three (3) GCs and meet with each one and discuss ways to get the price down.

In discussions with the three GCs it was recommended that we change the design and bid process for the second round of bidding as follows:

- Eliminate the lower level of the front building (3684 square feet). Savings also in fire suppression costs by eliminating a lower level.
- Add three (3) classrooms to the north side of the Multi-Purpose Room (MPR) to recoup some of classrooms lost by eliminating the lower level. The net loss of classrooms ended up being one (1).
- Bid the addition in Phases as follows
  - Phase I-MPR, Restroom Suite & the three added classrooms
  - Phase II-Upper Level of the front building, Admin/Nursery & Restroom Suite
  - Phase III-the entire addition less the lower level and the changes above.

The second round bids as Phased came in as follows:

- Phase I two GC bids were \$816K and \$830K
- Phase II two GC bids were \$767K and \$754K.
- Phase III two GC bids were \$1.2 and 1.25 Million

In reviewing the two bids from the second round it was felt that the bids did not adequately reflect the expected savings. Since one GC declined to bid in the second round we decided to go to a third round (3) and invite one or two local GCs that had not bid before to bid. The bids for the third round are to be turned in NLT 1 Feb 2010.

After evaluating those bids, the Building Committee will make a decision on the direction we will go with the addition. Questions, please talk with a building committee member.

**Expenditures to date are outlined below:**

**Expenditures to Date**

<b>Description</b>	<b>Budgeted</b>	<b>Actual to Date</b>	
Soil Scientist/Well/Septic	\$36,255.00	\$4,245.00	Frazier Consultants
Soil Engineer	\$0.00	\$5200.00	Nokesville Design, LLC
Architect	\$67,500.00	\$66,130.00	John Burger
Site Engineer	\$63,360.00	\$58,083.51	Carson-Ashley
Permits/ Fees	\$8,957.60	\$13,006.00	Fauquier County
Geotechnical Eng Analysis	\$0.00	\$2,654.25	Dominion Engineering
<b>Totals</b>	<b>\$176,072.60</b>	<b>\$149,318.76</b>	