

New Building Project
Up-Date
1/18/10

The Bid Committee met with four prospective contractors on 12/29/09 as planned. The result of that meeting is the selection two finalists for consideration.

The original bids were based on specifications, which call for the second floor to be completely finished. Those contractors, who are considered finalist, were requested to provide an “opinion of probable cost” for two other options to be considered by the Committee. The first option being partially completing the second floor as a shell to be finished by the membership. The second option is to eliminate the second floor. The contractors have provided those opinions to the Bid Committee for consideration.

The Bid Committee is currently evaluating the anticipated cost considered essential to opening the building in compliance with all code and safety requirements. These costs are considered part of the construction budget. The committee is also performing an exercise estimating the costs of non-construction expenditures. Examples of non – construction expenditures are landscaping, tables, chairs, plates, utensils, glassware, kitchen equipment, a sign, window trimmings, supplies, equipment, material to build and furnish bar area, required insurance coverage etc. The non-construction expenses are essential to opening the building prepared to accommodate rentals, which will be the primary source of income intended to generate funds to meet our financial responsibilities.

As a result of the Bid Committees discovery, the Fund Raising Committee will immediately begin to implement strategies to offset non-construction expenses through various fund raisers, contributions and grants.

Once all of the numbers are in, the Bid Committee will meet with the two contractors of choice for final negotiations. Once the final negotiations are complete, the Bid Committee will make its recommendations to the New Building Committee and the Board of Directors regarding the project.

The roll up of all anticipated Project expenses, construction, non-construction and those unanticipated in nature, will be compared to our financial capabilities. The results of this exercise will be the basis for the Bid Committees recommendations.

Please note that significant inquiry has been made into companies who provide metal and pre-fabricated buildings. The response from these companies has been disappointing and bids that are far in excess of our financial capabilities.

Jerry Cole PGK
President JFCCC