

PERMANENT BUILDING COMMITTEE

Minutes – August 3, 2022

Present: Chair Elaine Jones, Craig Blake, Jennifer Pincus, Ahnuraj Shah, Mark Sevier and Nancy Rubenstein. Also present: Combined Facilities Director Sandra Duran.

The meeting was called to order at 7:30 p.m.

Fire Station No. 2 Project Present: Construction Monitoring Services Owner's Project Manager Neil Joyce, Kaestle Boos Architect Kevin Witzell and Fire Chief John Whalen.

Relative to the bids received, it was noted that the cost of the project did not require pre-qualification of contractors. Eight bids, noted as all responsive, were received ranging from \$4,427,000 to \$5,982,000 with add alternates in a reasonable range. The add alternates for the apparent low bidder consisted of: Alternate 1, kitchen appliances (\$17,500); Alternate 2, wardrobe lockers in the bedrooms (\$58,000); and Alternate 3, finishes in the apparatus area (\$22,000).

Mr. Joyce stated that the low bidder, Construction Dynamics, has experience in the construction of a wide variety of facilities including those of municipalities and that he is aware that others have had a positive experience with the company and have reported that the company is both responsive and responsible. He also noted that all requisite paperwork was submitted with Construction Dynamic's bid.

It was therefor on motion by PBC Project Manager Mr. Blake voted unanimously to designate Construction Dynamics, Inc., as the lowest qualified, responsive and responsible bidder for the Fire Station No. 2 project.

The critical aspect to consider noted by Mr. Blake is that with the Select Board allocation of \$1M in ARPA funding applied to the \$811,500 deficit plus the additional \$950,000 voted at the May Town Meeting added to the original appropriation of \$4,300,000, the project could go forward with the three add alternates but with a lesser contingency.

After discussion, it was on motion by Mr. Blake unanimously voted to recommend to the Town Manager that the contract be awarded to Construction Dynamics, Inc. for the base bid plus the three bid add alternates. (\$4,524,500)

Mr. Joyce indicated that he will provide an award letter for the Interim Town Manager to sign, prepare the contract, and request all required documents from the Construction Dynamics. Scheduling was affirmed by both Mr. Joyce and Mr. Witzell.

Mr. Blake updated the Committee as to the efforts to date needed to memorialize access by easement to the landlocked Fire Station property. He noted that, added to the Development Agreement which gave Lot 6 to the Town with inferred potential access, the Fire Chief at the time worked out an agreement with National Development to access the Lot from the paved roadway which is a private road open to the public.

Mr. Witzell informed the group that the submission to the Zoning Board of Appeals involving a request to have the ZBA recognize the parcel as an existing non-conforming lot was accepted

and a special permit for alteration was granted. He noted also that he is currently involved in working with Eversource toward obtaining permanent underground power from an underground manhole instead of the current overhead service included on the design plans. The situation was further described by Mr. Blake who noted that the Planning Board's site plan approval was based on the primary service being underground rather than requiring the installation of any additional poles.

The Project Dog bill in the amount of \$1,288.66 for the advertising of bid documents will be paid directly by the Town.

Fairbank Community Center Project It was reported that the project schedule involves weekly Thursday Contractor meetings. Additionally Ms. Duran meets weekly with the user groups opening up an important level of communication. The following was noted:

- the pool closure is expected soon and the water line has been abated, backfilled and as of this day also compacted;
- the construction sign has been hung;
- the Fire protection plan has been submitted to the Building Inspector who will forward it to the Fire Department once reviewed;
- foundation work is expected to take place around 8/15 and requires a permit;
- the volleyball court had more loam than expected and more than potentially included in the contractor's bid if the loam is ultimately required to be moved offsite;
- tree removal is expected tomorrow;
- an RFP for Commissioning services for MEP systems will be sent out shortly;
- there will be a glass and glazing submittal, including estimated costs, for an extra needed window identified during the submittal process; and
- the electrical switch gears and generator lead time will be established at a later time.

Minutes There were no minutes for review.

Meeting Schedule The next meeting will be held on August 18, time to be determined.

There being no further business, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Elaine L. Jones, Chair