

LONGMEADOW BUILDING COMMITTEE MEETING MINUTES

April 3, 2018 LHS – Room 15 7:00PM

Members Present - Marybeth Bergeron, Mary Beth Morris, Chris Cove, William Dierken, Peter Greenberg

Members Absent – Jim Moulton

Other Attendees: Steven Crane (Town Manager), Tim Alix (Colliers), Mike Richard (Weston & Sampson)

1. Welcoming Remarks – Marybeth Bergeron (MBB) called the meeting to order. Chris Cove (CC) motioned to approve minutes from the last meeting and Peter Greenberg (PG) seconded. Minutes were unanimously approved.
2. Residents Comments – None
3. Presentation by Weston & Sampson (W&S)/Colliers on DPW Project

W&S distributed the filed sub-bid (FSB) results which came in on 3/22. The original bid dates were extended because there were numerous questions and W&S had to issue addenda. Snow was also a factor and there was a request to extend the deadlines. The GC bids are due on 4/5 and the GCs will incorporate the FSBs into their bids (they are not required to use low bids).

The FSBs came in at \$4,310,219, well below the 95% design estimate of \$5,543,432. The summary included a break out of bids by trade bid package, and also added in bids for the three alternates. The alternatives did not impact the FSBs very much.

PG asked W&S to explain why the masonry and electrical bids were so much lower than the 95% estimate. Mike said the 95% electrical estimate had included larger panels and generator than was ultimately needed. MBB asked if other contractor bids were close to the electrical low bid. Goodless Electric was low bidder at \$1.088M and the next lowest bids were \$1.1M and \$1.17M so W&S/Colliers were not concerned (the high bid was \$1.5M). The low masonry bid was \$400k (Champlain Masonry) and the next lowest bids were \$450k, \$470k and \$472k respectively. Again, W&S/Colliers didn't see any concern and checked all the paperwork. Colliers said the low bid painter (Grimaldi) submitted an expired DCAM certificate but the firm is in fact certified so they are considered acceptable bidders.

CC commented that the roofing FSB seemed very low and W&S responded that it's just for the salt shed – the building roof will be included in the GC bid.

Because there were so many contractor questions, W&S held a site meeting with GCs and demo contractors (about 15 firms). They hope to get 6-7 GC bids. MBB asked if items eliminated as a result of the higher than expected 95% estimate would be added back if bids are low. SC said we'd likely maintain the site plan changes. Mike said the slightly smaller admin building layout should be fine. We're hopeful that we will be able to implement bid alternates but Mike cautioned that we still have a long way to go - we have to see where the GC bids come in and still have to get through the change order (CO) process. PG asked about steel pricing and W&S hasn't seen an impact yet but heard increased pricing is coming.

MBB asked about schedule and the impact of the short delay due to bid extensions. Mike said it shouldn't be significant. The contract is set up as 16 months from NTP so occupancy should still be Sept/Oct 2019. W&S expects to break ground in late May / early June.

MBB asked Steven Crane about plans for solar on the DPW roof. SC said the planning commission hired a firm for a feasibility study. By May of next year, the Town should be bidding for solar on various properties, including the DPW. The DPW building roof will be structurally suitable for solar – and the electrical system will be able to accommodate it.

Mike provided an update on zero net energy. The Town made an agreement with Eversource to hire a vendor to do energy modeling. W&S received the model and made some comments. The revised model is now back with Eversource for review and comment. Initial results show site energy savings of over 35% as compared to the minimum required for standard building codes. A rebate incentive of \$26k is likely and energy cost savings are estimated at 25% annually.

GC bids are coming in Thursday and then will be reviewed by W&S and the Town for 2-3 weeks before award. SC expects to have weekly job meetings and monthly owner meetings during construction and a building committee rep will certainly be welcome if interested. Some CO decisions may come to committee for review. SC suggested that the Building Committee meet every 3-4 weeks or so during construction. CC asked what our role would be and SC suggested that if a CO impacts the budget it may require committee attention. Tim will provide an update at our meetings in terms of budget and schedule and suggested that we develop a subcommittee to address most issues vs. the whole committee. CO items from \$10k to \$50k could be resolved with subcommittee involvement and over \$50k could involve the whole committee.

The agenda for the next meeting will include discussion of a subcommittee. We will try to meet next week to review bids - MBB will get back to us. Tim not available next Th.

4. Adult Center Status

MBB said that the Finance Committee has endorsed the warrant article (3 of 5 members that voted). The Town Moderator will have a Town Forum on 5/3. MBM asked SC to explain the structure of Adult Center (AC) warrant article and SC said it will be one article asking for the \$14M, including a community gym. SC said the gym is a programmatic necessity for the AC. MBM also asked about taxpayer impacts and Finance has said it will cost \$0.48/1000, so for a median home value of \$400k it will amount to \$192/year on average.

MBB asked SC about reuse of the existing AC space at Greenwood and SC said he's working on it.

MBB has been the point person for the new AC in that past and hopes to continue doing so at upcoming meetings. The committee agrees. PG asked about a Facebook post regarding the possibility of raising \$2M in funds from the private sector and MBB indicated that it is likely to happen.

We have spent \$25k with John Catlin for a high-level design for the new AC. Catlin wants more funding approved to advance the design and SC said not until after Town Meeting. CC mentioned that we had a high-level study and expect the actual cost to come in lower but wonders how to best communicate that. MBB said some items in the proposed AC design are costly and could be reduced through value engineering in the next phase.

The group discussed benefits of the new AC. CC spoke about the benefit of a new AC as keeping folks in homes longer and keeping property values up. If we have young families moving in and don't have a new AC, they'll have to pay for schools without support from senior residents. A new AC would likely attract more volunteers and more interest. WD mentioned that seniors helped residents get their new HS. SC says there are people that won't vote for the AC project because of the impending Middle School projects. We need to convince residents that the AC will help the Town financially. We could have 7,000 seniors in town in 5-10 years. Town residents that are not seniors may be able to use the fitness center, gym, walking/running track, etc. as an added benefit.

SC says Jim Leyden (COA) will advertise the Town Forum on May 3rd which will focus on the AC warrant item. He also said we don't have a lot of big items on the warrant so he expects attendance will be limited. John Catlin will present at Town Forum and Meeting.

5. New Business - MBB mentioned the Wolf Swamp CPA \$1.5M parking/traffic project and asked if our committee would be involved. SC said no because there is no building construction. Other projects coming up include a few boilers; a \$10k CPA train depot study (one year demolition delay bylaw); and some water and sewer projects. MBB also asked SC if he had any applications for the building committee and he was not aware of any.
6. Next meeting – now scheduled for April 10th
7. Adjournment - CC/MBM moved to adjourn and it was approved unanimously.