

Longmeadow Building Committee Meeting Minutes

May 29th 7:00 PM Longmeadow High School – Room 15

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

Other Attendees: Steven Crane (Town Manager), Mario Mazza & John Cloonan (DPW), Tim Alix (Colliers), JP Parnas (Weston & Sampson)

1. **Welcoming Remarks** – Marybeth Bergeron (MBB) opened the meeting. Chris Cove (CC) motioned to approve minutes from the last meeting and William Dierken (WD) seconded. Minutes were unanimously approved.
2. **Resident's Comments** – None
3. **DPW Project Update**, Colliers and Weston & Sampson – Tim Alix (TA) led a discussion on bids. General Contractor (GC) bids came in on April 5 below estimate, ranging from (\$12.3 - 15.4M). Low bidder is WJ Mountford of South Windsor, CT. TA worked with them on the Holyoke High School and West Springfield Library projects and is familiar with their work. He reminded the committee that Mountford was prequalified. TA mentioned that sometimes alternates can impact low bid but did not matter in this case. Mountford's bid with alternates totaled \$12,707,000 (canopy over fuel island \$81K; additional lubrication equip \$147k; sky crane and undercarriage wash \$179k). See attached GC Bid Tabulation.

At the 11th hour the AG office came in with concern on a filed sub-bid category. After speaking to AG bid office, the Town decided to move forward with the bid opening regardless. It had to do with allocation of work between unions (whether building roof is under sub-bid or GC). After back and forth, Colliers told Mountford that they needed licenses for the roofing work and they were fine with it. Union was ok so issue was revolved. Will likely want to see certified payrolls.

TA said we have issued notice to proceed, sent contract and had introductory and pre-construction meetings. Owner-contractor-architect are meeting tomorrow and will be meeting on regular basis now.

Contractor will be doing materials testing and will bill as they go so that line item will be added to budget. Received 2 responses to an RFP and Allied Testing looks good so will move forward with them.

MBB asked about past change order experience with Mountford. TA said Holyoke HS project they worked on came in under budget. They were good about COs. They are medium sized firm and don't take on a lot of work each year. Need positive references to keep going. Quality of work was good. MBB asked if Mountford's people working with us

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are same TA worked with before and he said some are (including PM). MBM asked if Colliers was concerned by the lower than expected bid. TA asked Mountford if comfortable with price and thinks they really wanted to win job. They double checked numbers and are comfortable. Mountford will be submitting schedule of values shortly. TA is working with Town on financial progress reporting for project. Colliers will keep log to track potential issues they see while on site.

Peter Greenberg (PG) asked about potential overtime costs as we ran into this on HS project. Colliers does not expect any OT but could run into this later on and may or may not approve. If contractor needs OT to hit schedule, it's on them. HS had to deal with occupied space and strict schedule - don't have these constraints for DPW. We expect to see 60-day schedules. Sept 13, 2019 is date in contract to complete work and contract includes liquidated damages if not met. Demo and hazmat should happen fairly quickly - submitted for approval and expect tomorrow.

June 1st ground breaking ceremony is scheduled for 11am. Setting up logistics with contractor tomorrow. Not mobilized yet but will have some equipment on site for official photos. Steven Crane (SC) will contact the DPW committee and invite them. SC said there will be some speaking (have 30-40 minutes) and PR has gone out. Cookout will follow. Contractor can provide a dozen shovels.

CC asked what happens to the extra \$1.8M in funds approved for project but not required due to low bid. We have added this in as contingency line item for use if needed. SC explained that we are working toward the \$12.7M construction bid. MBB asked if low bid impacts soft costs. TA said it could impact things like materials testing but the OPM and design fees will not change. Pondsides capping might require more funds than allocated and could draw from this line item if needed. SC said our goal is to return as much of unused funds as we can. SC noted for committee that the favorable bidding climate was no accident. It resulted from a lot of work by Mario and others, and W&S pushing for an opportune timing on bidding.

Mario introduced John Cloonan, new Facilities Director. In discussing the Pondsides site, he mentioned that we will be doing a FS for historic train station building. MBM asked about closure on the site and Mario said he met with MassDEP to discuss capping options. Cap needs to be engineered and we have \$700k line item for this.

Construction sub-committee - MBM and PG volunteered for a subcommittee to periodically attend meetings (now scheduled on Weds AM) and provide brief informal reports to full committee regarding progress, COs, etc. CO approvals were also discussed. A motion was made by CC/seconded by PG regarding the following tiered approach to CO approvals:

- \$0-15k handled by Town Manager
- \$15-50k include construction sub-committee via email/conf call/meeting and Town Manager
- \$50-100k include building committee and Town Manager
- \$100+ Select Board involvement

Motion was unanimously approved (SC will forward this to Select Board for information).

4. **Solar Feasibility Study** – DPW roof and other town locations will be bid out for 3rd party solar. If this happens, DPW building will be zero net energy and will get \$30k in rebates. It's probably a year away. Does not impact building electrical system.
5. **Review of Greenwood Plan** -- MBB forwarded plan prepared by Bari Jarvis to everyone earlier. SC thinks it's a viable reuse plan. WD asked about additional cost for reuse. SC said cost will be minimal. Biggest change is consolidating Park and Rec staff to Greenwood. CC was glad to see that we can reuse the space.
6. **New Adult Center** – Did not discuss the proposed new facility at Greenwood other than mentioning that it is a ballot question at Town Election on June 12.
7. **Capital Plan FY 19** – We discussed the Capital Planning Committee's FY19 Capital Budget Recommendations that SC distributed. The PBC will likely be involved with advising on building projects in future capital plans. Spreadsheets summarized \$2.6M of projects recommended by the CPC and the \$1.9M of projects ultimately approved in town warrant. Some projects are partially covered by water and sewer funds and the CPC makes recommendations only on general fund allocations. A discussion of some specific projects ensued.

8. **New Business**

Capital Planning Committee made a joint meeting request. MBB will invite them to our next meeting.

Middle School - MBB requested copy of MSBA report and John Cloonan will schedule a tour for our committee in July. SC commented that the Middle School project will advance only when the state approves it. A Statement of Interest (SOI) was rejected last year but we submitted again and should know in several months. It could be many years before a feasibility study is approved.

Applications for membership of this committee - MBB asked SC if any new applications were received and he did not know. MBB urged us to reach out to residents we know that may be interested.

9. **Adjournment** - WD/Jim Moulton moved to adjourn and it was approved unanimously.

Project: Public Works Facility [BDO #3361]

The information contained here is confidential.

It is solely for the use of the Awarding Authority, in accordance with applicable MGLs

General Bid	General Bid Date: Thursday, April 05, 2018 02:00 PM	GENERAL BID STATUS	Pending Review		
<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="button" value="Save"/> </div> </div>					
Bid #	Result	Bidder	Base Bid	Alternates	Final Bid
9663	#1	W.J. Mountford Co. 170 Commerce Way South Windsor, CT 06074	\$12,300,000.00	1: \$81,000.00 2: \$147,000.00 3: \$179,000.00	\$12,707,000.00
9656	#2	Fontaine Bros., Inc. 510 Cottage Street Springfield, MA 01104	\$13,699,000.00	1: \$78,000.00 2: \$133,000.00 3: \$97,500.00	\$14,007,500.00
9657	#3	Lupachino and Salvatore Inc. 15 Northwood Drive Bloomfield, CT 06002	\$14,195,000.00	1: \$75,000.00 2: \$106,000.00 3: \$102,000.00	\$14,478,000.00
9648	#4	PDS Engineering & Construction, Inc. 107 Old Windsor Road Bloomfield, CT 06002	\$14,564,000.00	1: \$90,000.00 2: \$120,000.00 3: \$165,000.00	\$14,939,000.00
9681	#5	Maron Construction 180 Buttonhole Drive Providence, RI 02909	\$14,837,510.00	1: \$82,500.00 2: \$132,059.00 3: \$151,121.00	\$15,203,190.00
9679	#6	R.A.C. Builders, Inc. 12 School St. Agawam, MA 01001	\$15,116,220.00	1: \$95,000.00 2: \$131,000.00 3: \$165,000.00	\$15,507,220.00
9661	#7	D.A. Sullivan & Sons, Inc. 82-84 North St. Northampton, MA 01060	\$15,216,000.00	1: \$80,000.00 2: \$228,000.00 3: \$52,000.00	\$15,576,000.00
9651	#8	WES Construction Corp. 650 Industrial Drive Halifax, MA 02338	\$15,389,000.00	1: \$85,000.00 2: \$122,000.00 3: \$173,000.00	\$15,769,000.00

