



KEENAN + KENNY ARCHITECTS, LTD.

MEMO OF BUILDING COMMITTEE MEETING NO. 33 Revised

BID AND CONSTRUCTION PHASE

PROJECT: Oak Bluffs New Town Hall
DATE: Wednesday, May 23, 2018
LOCATION: Oak Bluffs Town Hall
56 School St.
Oak Bluffs, MA 02557

ATTENDING:

Gail Barmakian, Selectman	Richard Toole, THBC
Alice Butler, THBC	Colleen Morris, THBC
Steve Auerbach, THBC	Jim Dearing, THBC
Jason Balboni, THBC	Marilyn Miller, THBC
Walter Vail, THBC	Joe Sullivan, DPI
Chuck Sullivan, THBC	John Lebica, DPI
Joan Hughes, THBC	John Keenan, K+K Architects
	Antonia Kenny, K+K Architects

The following is a record of the above referenced meeting:

OLD BUSINESS

- 25.02 Eversource site meeting:
A. New pole and transformer locations as discussed to be shown on new ES-1 by G&V for review by Eversource. Done. Check for Eversource in the amount of \$91,300 approved.
Paid to Eversource.
- 26.04 Notifications Board at Entrance: Bill McGrath is researching. Travis notes display board needs to be registered with State.
- 27.05 Documents to be stored at Police Station vault or DPW. Long term storage may be in containers. Vault doors require climate control. John Lebica working w/DPW to clear out bay for archive storage. Outer area at Police Station vault may be used for documents requiring more access.
- 27.06 Library shed - John Lebica to talk to Allyson Malik at library regarding moving shed for duration of construction. Need approved location to move to.
- 30.04 Farrissey will install E One pump at Library in the next 2 weeks. Done - need As-Builts for connections/location and written acceptance from J. Montieth, OB Sewer Dept.
- 32.01 General Bids were received at 2:00 p.m., May 16. Only one General bid was submitted by that time from Dellbrook/JKS in the amount of \$9,645,515.00. The amount for Add Alternate No. 1 was \$50,000.00, the amount for Add Alternate No. 2 was \$65,000.00. The bid amount exceeded the funds remaining in the project budget approved by the Town. The bid was voided and no general bid was approved.
- 32.02 Discussions involved procedures for moving forward. K+K and J. Sullivan noted that both estimates done by their independent cost estimators were in the \$8 million range and that the lack of bids reflected issues with the general bidding climate. K+K proposed to canvas the G.C.s to review reasons for lack of bidders and the high price and will also review the bid with their cost estimator. **General consensus amount G.C.s was that it was difficult to obtain bids for several trades such as framing, concrete, and millwork, all under G.C. scope. Subcontractors are extremely busy and not currently seeking work. The bid climate is not expected to change soon so the recommendation was to make deletions within the project.**

32.03 Committee members discussed methods to reduce the cost of the project. K+K will solicit input from the consultants and provide a list of possible deletions or revisions to reduce cost.

NEW BUSINESS

33.01 K+K reviewed a proposed list of deletions to the project. Joe S. recommended K+K return with a comprehensive list and costs associated for the Committee's review. The largest cost reduction would be the elimination of the basement. Required mechanical, electrical, and fire protection rooms and the elevator machine room will be relocated to the Lower Level. The Lower Level Building Storage will relocate to the upper level Furniture/Storage area. Review floor load of area to receive Building Storage Records. Taking the Demolition and Asbestos Abatement out of the G.C. contract will also provide savings. Changes shall be reviewed with the Committee and have a courtesy review by the Planning Board and MVC.

33.02 Temporary Facilities: The Town offices will not move to the temp. facilities until they have a hard number on cost reduction. It was decided that it would be unwise to move without one and Selectman approve.

- Paving will be done Friday 5/25
- Water will be done Wed. 5/30
- IT/Verizon and power are installed.

33.03 It was noted that there are still costs that are not in the General Contract that need to be included (eg. Landscaping and AV equipment) in the final budget.

33.04 The timeline going forward was discussed:

- Project will be rebid (\pm 6 weeks), the GCs will be asked to hold their bids for 90 days.
- The Owner (by Daedalus & K+K) will solicit Demolition and Asbestos Abatement bids. When bids are received, if acceptable, Demo and Abatement contracts will be released so GC work can proceed.

33.05 Bills approved:

- \$2,935.00 - Power Elec. for Temps (back-charge to Modulease for Fire Alarm System)
- \$6,498.00 - IT for temps.

33.06R Next meeting is **Tuesday, June 5** at 9:30 am to discuss revisions and schedule.

Submitted by:

Antonia A. Kenny, R.A.

KEENAN + KENNY ARCHITECTS, LTD.

cc: Bob Whritenour

Bill McGrath (for distribution)

Wayne Mattson

Tom Lee

Joe Sullivan

John Lebica

John Lolley