



KEENAN + KENNY ARCHITECTS, LTD.

MEMO OF BUILDING COMMITTEE MEETING NO. 40

BID AND CONSTRUCTION PHASE

PROJECT: Oak Bluffs New Town Hall
DATE: Wednesday, September 19, 2018
LOCATION: Oak Bluffs Town Hall Temporary Facilities
56 School St.
Oak Bluffs, MA 02557

ATTENDING:

Bob Whritenour, Town Admin	Alice Butler, THBC
Bill McGrath, THBC Chair	Colleen Morris, THBC
Jim Dearing, THBC	Karen Finley, THBC
Steve Auerbach, THBC	Joe Sullivan, OPI, DPI
Marilyn Miller, THBC	John J. Keenan, K+K Architects
	Antonia Kenny, K+K Architects

The following is a record of the above referenced meeting:

OLD BUSINESS

- 26.04 Notifications Board at Entrance: Bill McGrath is researching. Travis notes display board needs to be registered with State.
- 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.
- 35.03 Committee members noted that some items were deducted from General Contract to save Contractor OH&P, but would still need to be added back, including (all by Owner):
- Demolition and HazMat Removal - low bid was \$110,000.00
 - Bike Racks
 - AV equipment
 - Security equipment
 - Landscaping - rough estimate \$40,000
 - Vault removal to storage: \$18,526.00
- Joe S. will review and revise Project Budget to address add-backs and contingency amounts.
- 37.03 Committee request to add a speaker for area to receive Main Meeting Room overflow. Note: Bob W. to assist in designating area for overflow. Provide by addendum or during construction.
- 37.04 Committee requested add simulated stone veneer to retaining wall at rear mech. pad retaining wall - presently wall is exposed concrete without veneer. Provide by Addendum or during construction.
- 39.01 Existing Town Hall Hazardous Materials Abatement and Demolition Bids were received Aug. 23, 2018. Low Bidder was Banner Environmental Services in the amount of \$110,000.00.
- 39.02 General Bids for the New Town Hall were received Sept. 13, 2018. Two bids were received: Maron Construction Co., Inc. at \$9,222,000 and Delbrook/JKS at \$9,285,000.00.
- 39.03 The Building Committee met Sept. 14, 2018 to discuss next steps. Bill McGrath noted that this was the second time the project was bid following receipt of bids on May 16, 2018 at which time bids were \$9,645,515 and \$9,968,960. He noted that the project was reviewed and that everything that could be cut out without affecting the integrity of the project was done and this second bid is still \$1.3 million (or 13%) over budget.
- 39.04 Options were discussed, the Committee noted that renovating the existing building had been studied at the beginning of the process and that due to extensive replacement of all systems and multiple code upgrades required, renovation was more costly than building new. The Committee reiterated that a new building was required and the less costly alternative. Bill McGrath

- recommended that the Committee bring their information to the Board of Selectman and request that they support a measure for additional funds from the voters on a warrant at the Special Town Meeting on Nov. 13. Bob Whritenour has spoken to the state, and due to the length of time elapsed since the first appropriation, the State will allow 7% of the original appropriation under a debt exclusion. For \$1.3 million, that is \$691,000 which can be excluded from Prop. 2 1/2.
- 39.05 Brian Packish, BOS, stated he could support a rebid of the project to include all the original items and putting the question to voters next April. Several members of the Committee noted that costs continue to escalate and cuts had been made to the project without affecting its integrity and they felt that waiting or reverting to the original scope was not the best option. There was a motion to ask the Selectmen to place the \$1.3 million request on warrant at the Special Town Meeting on November 13 which passed unanimously.
- 39.06 Jason Balboni requested other options to be requested of the Board of Selectmen. Several members noted the Town Hall was ready to move and the Temp. Facility was preferable to the existing Town Hall. The motion to ask the Selectmen approval to move the Town Hall employees to the Temp. Facility and the Vault to storage passed. Bill McGrath said he would also ask Modulease about the cost of a long-term lease (or cost to buy) of the temp trailers.
- 39.07 The next Selectmen's meeting is Tuesday, Sept. 25, 2018; the warrant date is Oct. 9.

NEW BUSINESS

- 40.01 This meeting was to discuss the schedule, time line, and information needed to request the Selectmen place a funding article on the Warrant at the Nov. 13 Special Town Meeting. The article would be for additional funding of \$1.3 million for construction of the New Town Hall, as required by receipt of bids in excess of funding approved by the Town.
- 40.02 Bob W. will meet with the Selectmen to request a place on their next Agenda on Tuesday, Sept. 25. The deadline for submission of warrant articles ins September 28. The Selectmen vote on Articles for Town Meeting on Oct. 9.
- 40.03 K+K to request low bidders state in writing they will hold their bids until Nov. 14.
- 40.04 Bill McGrath will prepare packets to give to the Selectmen on Friday, Sept. 21, prior to the meeting, with Options for their consideration for the New Town Hall project. These options will include placing the request for additional funds on warrant for the Special Town Meeting on Nov. 13, waiting until the Annual Town Meeting on April 2019 to rebid and request funds for the original project, place the project on hold, move the Town Hall employees to the Temporary Facility, or rebid again. Options will include financial implications for the taxpayers.
- 40.05 Joe S. will prepare costs for items that were deducted from the General Contractor's bid but will need to be part of the revised project cost, for example: AV system, Security, display board.
- 40.06 Joe S. will also prepare costs to wait until April Town Meeting (escalation, cost of temp facility rental, etc.) or placing the project on hold and rebidding in the future.
- 40.07 Timeline if Special Town Meeting approves the additional funds:
- Hazardous Material Abatement contractor to file w/DEP on Nov. 3 to begin abatement immediately following vote on Nov. 14.
 - Contract for G.C. and Demolition Contractor will need to be prepared for signature prior to Nov. 14.
 - Line up Firelock to remove vault immediately following vote.
- 40.08 Next meeting is Wednesday, November 14 at 9:30 in Temporary Facility Meeting Room.

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