



# Public Works Facility Building Committee Meeting Minutes

Montague Public Safety Meeting Room

Tuesday, June 25, 2019 @ 5:30 PM

Present: Ken Morin, Jay DiPucchio, Pam Hanold, Bob Macewicz, Mark Fairbrother, Mark Williams, Tom Bergeron (Highway Supt.), Neil Joyce (CMS), Steven Ellis (Town Administrator), Roger Hoyt (CMS), David Jensen, Jason Burbank, Ariel Elan

Absent: Richard Widmer (Alternate Member), Walter Ramsey (Town Planner), John Hanold (Chair of Finance Committee)

1. Approve Meeting Minutes of May 15, 2019 – S. Ellis should be removed from present list. Approved as noted, with one abstention. Committee member Elan was not present for this vote.
  
2. Sub Bids and General Bid Results:
  - Sub Bids were received and opened on June 11. There were no abnormalities in the bids received. The Apparent Low Bidders were as follows:  
Masonry – Sullivan & Nary (\$270,530), Misc. Metals – Avid Ironworks (\$116,820), Painting - Keltic Painting (\$124,700), Fire Suppression – SRI (\$114,600), Plumbing – Adams Plumbing & Heating (\$225,000), HVAC – General Mechanical (\$871,000), Electrical - Collins Electric (\$535,802). The sum of all the low filed sub bids is \$2,258,452.
  - General Bids were received and opened on June 20<sup>th</sup>, with an apparent low bid submitted by BW Construction (Spencer, MA) in the amount of \$7,081,831, with Additive Alternates as follows: Alternate 1 (Overhead Crane) \$66,610, Alternate 2 (Radiant Heat / Shop Floor) \$12,490, Alternate 3 (Radiant Heat / Vehicle Storage) \$64,465, Alternate 4 – Salt Storage Shed (\$438,497). Total with all alternates as accepted by the Committee is \$7,663,893
  
3. Recommendation to Board of Selectman – Motion was made with a second to proceed with award to BW Construction Base Bid plus Alternates 1,2,3,4, in the amount of \$7,663,893. All present in favor, with none opposed.

Further consideration was requested that a small group of the committee be selected that can address the need for approvals on changes in work that occur and avoid the need to have interim committee meetings and allow work to proceed uninterrupted during construction. Request to Select board to allow the Committee to decide those designees. CMS confirmed the Committee would be made aware of all changes when formally submitted at each full Committee Meeting. A recommendation was made for

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a value of up to \$50,000. Motion / second with unanimous approval. This will be presented to the Select Board with the General Contractor Award Recommendation on July 1.

Motion that Chair (Ken Morin) and Co-Chair (Dave Jensen) act in consultation with appropriate member of the committee (as necessary) to evaluate and authorize changes in the work not exceeding \$50,000 (per occurrence). There was much discussion on this item, both by appropriate limits and whom from the committee should be identified. Upon voting the motion (noted above), all in favor / none opposed. A motion was made after deliberations to table this item for further discussion. No second was heard, and the subsequent motion failed.

4. Outstanding Scope Questions relative to Bid Specification:
  - Water line – scope of work to be performed by site contractor, contrary to prior vote by the committee, due to favorable pricing received. Committee confirmed consent to proceed in this manner.
5. Communications tower – Meeting requested for next week or following week with Cybercomm (Jeff Boles) and members of the Town/ Public Safety.
6. Next Meeting Date – July 23, 2019 at 5:30 PM (subject to verification)
7. Topics not Anticipated in 48 Hours of Posting
  - Discussion was had regarding surplus funds. CMS recommended that contingency be held, and returned at conclusion of project. Communications systems and related costs remain unknown, as well as the replacement of the current fuel station may be included within the project if deemed appropriate by the committee and Select Board. These decisions will be made when better information is available.
  - Committee Member Hanold suggested that it would be preferred practice that more than one signature be required on all change orders. CMS will follow up with HKA to ensure this happens.
  - Committee Member Burbank suggested the topic of commissioning be discussed at our next scheduled meeting.
8. Motion to adjourn 7:15 PM.