

Sterling Senior Center Building Committee

Butterick Municipal Building - COA Room

April 2, 2015 - 6:30 pm

MINUTES

Present: Chair Maureen Cranson, Vice-Chair Michael Padula, Kevin Beaupre, Robert Bloom, Ronald Cote, Richard Maki, Weymouth Whitney. Michael Szlosek, Robert Cutler, John Kilcoyne, Karen Phillips. OPM: Michael Josefek. SMLD Manager Sean Hamilton, S & K Owner Keith Favreau, Whitman & Bingham Engineer Mark Piermarini, James Simpson, Jr. Absent: None

Open Meeting: Chair Cranson opened the meeting at 6:30 pm.

Minutes: The minutes of March 26, 2015 were read and accepted following a motion by Mr. Padula and second by Mr. Bloom. VOTE: YEA = 7, NAY = 0.

Review: Mr. Piermarini confirmed that:

- no additional hydrant is needed provided there was a direct path to a nearby hydrant per the Fire Chief
- a six inch pipe will be split for domestic and sprinkler purposes
- W & B will handle the DPDES permit
- the general contractor will not be responsible for trenching the road and tapping into the existing water line
- Mr. Hamilton (SMLD) agreed to run cable from Muddy Pond to the building and asked about Comcast laying cable at the same time. SMLD will also install bases and lights at their material cost for 6/7 lights. Light design conforms to Dark Sky provisions and he suggested similar lights be used throughout Town for ease of maintenance.

Update – Mr. Szlosek: The bid request is ready for publication in the *T & G* and the *Central Register*. Szlosek will change the time bids are due to 3:00 pm, Wednesday, May 13, 2015. The bid opening, witnessing, logging/recording taking place in the Selectmen's room and with all bids "taken under advisement" by the Town.

Ms. Cranson will forward the DCAMM email from Steven Lupin to Committee members.

Mr. Josefek said that in the unlikely event that two low bids are identical in amount, the Attorney General recommends that a coin toss be used to determine the lowest bid. He also stated that qualified bidders could appeal the bid ranking in 30/90 days.

Motion by Mr. Whitney and second by Mr. Padula to formally change the bid deadline from 12 noon to 3:00 pm. VOTE: YEA = 7, NAY = 0.

Stump Removal: Mr. Szlosek and Ms. Cranson informed the Committee that the prevailing wage provision applies to employees of a company and not the owner. Discussing the stumping bids, seven companies were contacted and most only offered bids that failed to include prevailing wage

rates. Mr. Keith Favreau, owner of S & K of Sterling, offered to do the work himself, using other owner/operators for grindings and removal, for the sum of \$9,700. The Committee approved his bid offer of \$9,700 following a motion by Mr. Beaupre and second by Mr. Padula. VOTE: YEA = 7, NAY = 0. Mr. James Simpson Jr. previously offered to strip and pile the topsoil, cut and fill areas, compact, and grade to stakes installed by Whitman and Bingham for a sum of \$9,800. Motion to approve his bid was made by Mr. Padula and seconded by Mr. Bloom. VOTE: YEA = 7, NAY = 0. *Dig Safe* will be notified prior to any site work by Mr. Favreau. Mr. Piermarini will file any necessary paperwork prior to the beginning of the site work. Mr. Szlosek, as Town Procurement Officer, will prepare formal contracts for Mr. Favreau and Mr. Simpson, The Committee noted that certificates of insurance were required of Mr. Favreau and Mr. Simpson and would be verified by the Mr. Szlosek.

The Committee approved a motion by Mr. Bloom, seconded by Mr. Whitney, to accept a schedule change for pre-bid meeting to April 22-24, 2015 to afford time any additional necessary time for stumping and site work prior to the pre-bid meeting date. VOTE: YEA = 7, NAY = 0.

Mr. Josefek explained the range of construction cost estimates for the project. T2 reported a sum of \$1,984,557 resulting from savings by excluding all five items below from the contractor's scope of work:

1. Deleting gutters and UG piping	\$21,000
2. Deleting interior signage and window treatments	\$ 5,600
3. Deleting exterior signage	\$ 3,000
4. Town taps into water supply, 6" CI piping to curb	\$ 4,300
5. Delete fire hydrant and CI piping	\$ 9,000

ACG construction estimate was \$1,996,795. Mr. Josefek stated that T2 estimates toward the middle of anticipated cost range and ACG estimates toward the lower end of the range.

Following discussion, Mr. Padula made a motion to exclude the last three items, #3, #4 and #5, from the General Contractor's scope of work. VOTE: YEA = 7, NAY = 0. Items #1 and #2 remain in the C. G.'s scope of work.

Next Steps: ACG will inform T2 of the date changes and other Committee actions.

No need to meet next week (April 9, 2015)

Structural drawings are due on April 7, 2015 for review by ACG

Ms. Cranson will post a meeting for the walk-through in the event a quorum is present

Tentatively, April 16, 2015 will be the next Committee meeting

Mr. Szlosek will assemble a log of bidders for the stumping project and prepare contracts

Mr. Maki will research information about flag poles and report in the future

Adjournment: The Building Committee adjourned at 8:06 pm following a successful motion by Mr. Padula and second by Mr. Bloom. VOTE: YEA = 7, NAY = 0.

Respectfully submitted by

Richard H. Maki

Richard H. Maki, Clerk

