

MEMO OF MEETING NO. 42

ARCHITECT CONSTRUCTION DOCUMENTS PHASE

PROJECT: Chilmark Firehouse and EMS Headquarters
DATE: February 24, 2022
LOCATION: Zoom
ATTENDING: Bill Rossi, Chairman
Tim Carroll, Town Administrator
Tim Rich
Chief Ben Retmier, EMS
Chief Jeremy Ballard, Fire
Ellen Biskis
Clark Goff
Michael Owen, CHA
Aditya Modi, CHA
John Keenan, K+K Architects
Jerry Thiboutot, K+K Architects
Antonia Kenny, K+K Architects

The following is a record of the above referenced meeting.

OLD BUSINESS

- 27.11 Clerk of the Works:
 - A. CHA is considering candidates.
- 32.06 Clay testing for removal discussed and will be revisited.
- 35.03 Reid has reviewed Geotech code issues w/Building Department, who will support waiver as allowed.
- 39.03 Power to the EMS site has not been disconnected. Suggestions made to retain for construction with decision by G.C. at later date.
- 40.03 RFPs are being prepared for Commissioning and Construction Phase testing.
 - A. Approximately \$50,000.00 has been allotted for this work.
 - B. Commissioning procedures to be reviewed; we may not need it because systems are uncomplicated; not required.
- 41.03 Execution of Briggs – Construction Testing Services contract:
 - A. Contract was forwarded to Town Manager, Tim Carroll.
 - B. Bill R. asked if Contract should be signed before awarding to a G.C. Mike O. confirmed yes.
 - C. Tim C. is waiting to sign.
- 41.04 Prior Meeting Minutes Approval. Pending review.
- 41.05 Topics not reasonably anticipated by the Chair
 - A. Bill R. thinks Building Dept. will waive the Geotechnical Report, pending. John K suggests Bill have Town Counsel put a letter together re: GeoTech Report, including the fact that we have a certified waiver. Tim C. thinks it will need to come from Building Department. Bill said Reid does not think a report is needed and will call the Bldg. Dept. to prepare a waiver.
- 41.06 Well Water Status:
 - A. Bill said he's been told the well company would be on site, they will do the job, but has no other information other than what he has already passed on, like gallons per minute info. K+K needs to know the connections, filtration, and how one well connects to three buildings, including where and how many storage tanks, would there be back-flow preventer, pressure tanks, etc.

- B. Mike suggested a meeting/call with well company in order to resolve this quickly. Island Water Sources phone number is (508) 693-4999, contact is Jacqueline. Mike O, Bill R. and Tim C. will follow up.
- C. Bill noted that we are only running a pipe to Town Hall and capping it off; we are not connecting the Town Hall at this time.
- D. Chief Bradshaw needs some connection to top off trucks, at least a 1 ½ " line at the Fire Station.
- E. Well is located on the plans with other pertinent information for the G.C.

NEW BUSINESS

- 42.01 The Building Committee met to review General Bids Received (Feb. 22, 2022) and Total Project Budget Comparison to provide a recommendation to the Board of Selectmen at their meeting this evening to request additional funds from the Town. The low bid was from Dellbrook/JKS for \$10,661,405 (includes boardwalk and landscaping, which were Deduct Alternates).
- 42.02 Mike Owen presented a chart with options for recommendations to include all project costs and a comparison to the 100% CD Project Budget, which had a total of \$12,268,744 with a known deficit of \$483,744. The Total Authorized Spending at that time was \$12,685,000, less Land Acquisition cost of \$900,000 results in a Remained Authorized Spending Amount of \$11,785,000.
- 42.03 The Current Budget Full Construction Cost (as per Dellbrook Bid Feb 2022) which is \$12,906,252 results in a deficit of \$1,121,252 as the Remained Authorized Spending amount was not adequate.
- 42.04 Also listed was the Current Budget with Deduct Alternates (also per the Dellbrook Bid) which deducts Alternates 1 and 2 in the amount of \$274,763 for a lesser deficit of \$846,489.
- 42.05 The Committee discussed whether to request the Full Construction Cost or Cost with Deduct Alternates for a lesser amount. There was input regarding the current bid climate and construction cost increases and comments that the costs to fund the Alternate work (the Boardwalk and Landscaping) would not decrease and potentially increase. There also were comments regarding the previous work of the low bidder Dellbrook/JKS and that they had experience with and good recommendations from other towns on MV and that they had provided a very competitive bid. The decision was made to recommend to the Selectmen that the Full Construction Cost be requested at this time as the Alternate Work will need to be done and that costs are not liable to decrease. Bill Rossi will make that recommendation to the Board of Selectmen at this evening's meeting.
- 42.06 Dellbrook/JKS Filed Sub-bidders included Delta Mechanical, which is currently under protest, with a hearing scheduled with the Attorney General's Office on March 1. The protest is related to Paragraph E, which did not list the Vehicle Exhaust System. Should the protest be successful, the second low Mechanical Filed Sub-bidder is Apex Corporation and their bid is \$81,000 higher, which would need to be added to the General Contract amount.
- 42.07 Next meeting: March 4, 2022 at 9:00 a.m.

Submitted by:

Antonia A. Kenny R.A.

KEENAN + KENNY ARCHITECTS, LTD.

CC: Bill Rossi, Amanda Sawyer, Mike Owen