

## MEMO OF MEETING NO. 43

### ARCHITECT CONSTRUCTION DOCUMENTS PHASE

PROJECT: Chilmark Firehouse and EMS Headquarters  
DATE: March 4, 2022  
LOCATION: Zoom  
ATTENDING: Bill Rossi, Chairman  
Tim Carroll, Town Administrator  
Tim Rich  
Michael Owen, CHA  
Aditya Modi, CHA  
Amanda Sawyer, CHA  
Jerry Thiboutot, K+K Architects  
Antonia Kenny, K+K Architects

The following is a record of the above referenced meeting.

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#### **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.
- 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.
- 42.06 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.

#### **NEW BUSINESS**

- 43.01 Town Meeting is set for Saturday, March 26 at 1:00 indoors at the Community Center to request additional funding of \$1.2 million for the full Construction Cost for the Fire Station and EMS Headquarters. Thirty people minimum are needed to attend. Tim Carroll will prepare a flier about the project; it was noted that the cost increase of the project is lower than inflation.
- 43.02 The Attorney General's Office is reviewing information received from Delta Mechanical and Apex Corporation at the Bid Protest Meeting on March 1. A determination was said to be forthcoming within 2 weeks (prior to Town Meeting). The project cost will increase \$81,000 if the protest is successful, Delta's bid is disqualified, and Apex Corp. (second low bidder) receives the contract.
- 43.03 Tim C. raised the discussion of Schedule of Values for each building costs to be shared by the 3 towns: Chilmark, West Tisbury, and Aquinnah. Tim referred to the Floor Plan w/colored spaces prepared by K+K for Chuck Hodgkinson's original presentation to determine total S.F. of area to be split between the three Towns. He noted that Chilmark will be paying for the entire project and will be reimbursed by the other towns for their shares.
- 43.04 Mike Owen said a contract has been sent to Dellbrook for review, although it cannot be signed until March 28 after the Town Meeting. He believes Dellbrook has started a Schedule of Values and will touch base with them to review the breakdown of costs for each building.
- 43.05 Amanda is trying to contact Billy Dillon regarding Clerk of the Works. Tim C. notes that someone needs to be on site every day to oversee project.
- 43.06 Mike O. has been following up on well proposal but does not have a quote yet. Bill stated the company has local knowledge, which seems essential. They have always gotten the work done.
- 43.07 Bill said Keene Excavating is prepared to the demolition at the Fire Station any time. They will be given the approval for March 28 after Town Meeting on March 26.
- 43.08 Next meeting: March 11, 2022 at 9:00 a.m.

Submitted by:

Antonia A. Kenny R.A.

KEENAN + KENNY ARCHITECTS, LTD.

CC: Bill Rossi, Amanda Sawyer, Mike Owen