

Building Design Committee Meeting Minutes

St. Leo's Hall, 109 South Main Street, Waterbury

Thursday, March 5, 2015, 2:00 P.M.

Attendees: B. Farr, Z. Gordon, W. Shepeluk, J. Quinn, C. Lawrence, M. Frier, D. Schneider, L. Sayah, M. Poley, C. Nordle, J. Beck, B. Anderson, J. Despres, C. Cole

The meeting commenced at 2:00 P.M.

- Public bid openings for site work, demolition and concrete work: Bidding contractors will receive notice from ReArch early next week. ReArch will review the bids with the Town of Waterbury Municipal Manager next Thursday, March 12th for the approval for a notice to proceed and notify contractors of chosen bid Friday the 13th or the following Monday, March 16th.

SITE WORK BIDS

1. Dirtech: Site work lump sum price: \$535,000 (includes demolition)
2. Kingsbury Construction: Site scope of work lump sum: \$629,714 (includes demolition-J. Quinn has a reference email)
3. Omega: Site work: \$548,000
4. S.D. Ireland: Site work: \$475,000
5. J. Hutchinson: Site work: \$481,000

CONCRETE

1. Engineers Construction Inc.: \$305,300
 2. RG Goselin: \$284,552
 3. Haskins: \$235,000
 4. S.D. Ireland: \$239,500
 5. Harrison: \$239,000
- Site work details: The concrete bids came in very close in estimates while the site work had largely varying bids. This site work bid included everything for the project start to finish. The last budget for site work was estimated at \$500,000. The last budget for concrete was estimated at \$205,000. The site work contractors will be asked to break out demolition costs. J. Quinn will contact demolition contractors to see what the costs are in relation to selective demolition and overall demolition. This will help inform whether or not to contract with the site work contractor for demolition or to contract the demolition work separately. The Town of Waterbury will receive a full summary of the bid information next week. A meeting will be held next Thursday with B. Farr, J. Quinn, W. Shepeluk and B. DeLaBruere to review the contractor recommendations from ReArch. The meeting is scheduled for 9:00 AM in the Steele Block. W. Shepeluk is authorized to issue intent to proceed correspondence to ReArch for selected bidders.

- Update on schedule, permits, next steps: Susan Baird of the Act 250 District Commission is still writing the Act 250 draft decision, which will then be reviewed by the District Commission. Baird has indicated that the permit will be received in time for the construction start date of April 15. W. Shepeluk has drafted a letter requesting the 4-hour fire rated vault, however he is waiting for the permit to be issued before submitting the request. B. Farr will contact Fire Safety and check on the permit status. The project attorney has contacted the National Parks Service, and the land conversion appeal has not yet been reviewed. As it stands, the Town has a valid land conversion authorization.
- Guaranteed Maximum Price (GMP) timing: The final GMP will be adjusted with the receipt of bids. The second bid package will be released at the end of next week (week of March 9th). The 100% complete Construction Drawings are due next week. The second round of bids are due on April 1st. A bid opening is required and will be held on Thursday, April 2nd at St. Leo's Hall. ReArch will then verify the bid results and finalize the maximum GMP. The Building Design Committee will meet on Thursday, April 9th to review bids and the GMP, at which time the Select Board will also hold a special meeting to review the final GMP before construction begins. The meeting is scheduled for 2:00 P.M. in the large conference room of the Steele Block. The stipulated sum discussion can occur any time following the finalization of the GMP. The Downtown Transportation Fund Grant application is being submitted this week and the award notification is expected to be received by March 23rd.
- Other business: The tentative ground breaking ceremony date is Friday, April 10th. Asbestos removal of the Janes House is scheduled to begin March 9. Alec Tuscany is out of town so B. Farr has access to the Library. The asbestos abatement is being completed by contractors Claypoint and EHM.

Bids that are estimated to be less than \$100,000 do not have to be sealed bids. When the bid package is released, it will be stated that sealed bids (over \$100,000) will be opened on April 2nd at 2:00 at St. Leo's Hall.

The next Building Design Committee meeting will be held on April 2nd at 2:00 P.M. at St. Leo's Hall located at 109 South Main St.

The meeting was adjourned at 2:50 P.M.