

Community Center Building Committee

Meeting Minutes

May 18, 2022

Remote Participation via Zoom Host Ford Spalding, Chair Community Center Building Committee

Following, guidance issued by Governor Baker regarding the open meeting Law, this public meeting will be held remotely, and individuals wishing to participate may do so by utilizing Zoom conferencing technology. To join the meeting by video conferencing using a computer or tablet, please click the link, and enter the meeting.

<https://us06web.zoom.us/j/83211247711?pwd=UlpNQktLVE1CYnRnWmVJdGg3YnM5Zz09>

Meeting ID: 832 1124 7711 Password: 816609 To join by telephone only, please call 1-646-876-9923.

Members Present: Ford Spalding, Barry Goldman, Dick Malcom, Dave Billings, Luciana Burdi, Ruth Townsend

Absent: David Billings,

Building Team Present: Phil Palumbo, Colliers Project Leaders – OPM (CPL), John Bates (CPL), Krishna Mistry (CPL), Jon Richardson, Project Architect - Fennick McCredie Architecture (FMA), Deborah Fennick, Principal (FMA), Jenniece Centrella (FMA)

Town Liaisons: Karl Warnick - Dover Building Superintendent, Mark Ghiloni - Parks & Rec., Chris Dwelley - Town Administrator, Janet Claypoole - Director of Dover COA, Cam Hudson - Warrant Committee, Kathy Weld - Chair of Caryl Mgmt.

Absent: Chris Boland - Chairman of Parks & Rec. Dept., Bob Springett - Selectmen

Citizens: Camille Johnston, Ron Myrick, Salley Helwig, Carol Lisbon, Lauren Doherty, Austin Graham, Michael Jaffe, Janit Greenwood, Salvatore Catania, Jennifer James, Jean McDonnell, Ameer Tejani, Jill Steinkeler, James Stuart, Mark Healey, Amanda Dickerson, Gerald Clarke

Call to Order:

At 6:30pm Ford Spalding, The Committee Chair opened the meeting by calling it to order.

Approval of Minutes:

The March 28th, 2022 meeting minutes were approved by unanimous roll call vote at 6:32pm.

Approval of Invoices:

Ford presented a summary of invoices processed since the previous Committee meeting including 2 Colliers invoices for the months of March and April, FMA's invoice for March, and 4 miscellaneous moving expense invoices for a total of \$99,861.81.

Motion:

Ford asked for a motion to approve the invoices as presented. The motion was made, seconded and was approved unanimously by roll call vote.

Collier's Project & Schedule Update:

J. Bates (CPL) presented the Collier's April 2022 progress report noting recent project activity including the following:

- April 6th, 2022 Bid advertisements went live
- April 13th, 2022 Pre-Bid conference at the Caryl Center
- April 22nd, 2022 Green Communities Decarbonization Grant application submitted
- May 3rd, 2022 Filed subcontractor bids were due

It was noted that the General Contractor bids deadline has been extended from May 16th to June 1st.

Collier's Review of Construction Inspection and Material Testing Agent Proposals:

J. Bates explained that Colliers has solicited proposals from 3 different testing agencies for testing concrete, soils, aggregates, structural steel, mortar, and asphalt during construction. This is a quality assurance process that is performed on an on-call, as needed basis. The proposers were asked to provide their rates for the typical tests for a project of this type. Collier's rate analysis matrix shows that Briggs Engineering provided the lowest overall rates. Based on the rates and successful past experience with Briggs, Colliers recommended Briggs Engineering as the selection for the material testing agent.

Motion:

Ford asked for a motion to approve Briggs Engineering as the materials testing agent for the project. The motion was made, seconded and was approved unanimously by roll call vote.

Colliers Review of Project Bidding Results and Vote to Recommend to the Dover Board of Selectmen:

P. Palumbo (CPL) began with the following current bidding timeline:

- April 6th, 2022 Bid Docs available to contractors
- May 3rd, 2022 Filed Sub Bids Due
- June 1st, 2022 General Contractor Bids Due
- June 6th, 2022 Building Committee Meeting
- June 9th, 2022 Potential Selectboard Meeting
- July 11th, 2022 Potential Special Town Meeting
- July 15th, 2022 Filed Sub Bids and General Contractor Bids Effective Date

The project has a total of 15 filed sub trades out of which 10 received 3 or more bidders, 2 trades received 2 bids, and 3 trades received 1 bid.

The following is a breakdown of the bidding results:

Filed sub trades estimated total value	= \$5,895,200
Filed sub trades low bids total value	= \$7,727,275
Filed sub trades low bids total overage	= <u>\$1,832,075</u>

To shed light on this substantial overage, Colliers has reached out to the filed sub bidders to gather feedback on the bid documents and what is accounting for the higher than expected prices.

The following are comments provided by the filed sub bidders:

- The bid documents are clear and there were no concerns regarding scope of work ownership or ambiguity.
- Materials costs are continually rising on a weekly to monthly basis
- Bidders are carrying a cost escalation factor because they cannot get guaranteed pricing from suppliers.
- Some bidders are carrying freight and storage costs due to needing to order in advance and store materials to protect against longer than normal lead times.

Colliers listed over a dozen comparable projects across Massachusetts that have been bid recently and seen significant overages. Both Colliers and FMA have spoken with their cost estimators (PM+C and AM Fogarty) who have reported similar overages on other projects and believe it is a result of the current market conditions. Ford added that he has reached out to other towns regarding construction projects and found they are experiencing similar issues.

P. Palumbo presented the following 3 options for how to proceed with the bidding process in light of the current inflated market conditions:

Option A: Proceed with GC Bids on June 1st

The hope with this Option is that the expected overage from the GC bid can be covered by moving funds from within the existing project budget (e.g., FF&E or contingency. P. Palumbo presented 2 hypothetical examples of how this might be accomplished). In this case, a Special Town Meeting would not be required. In the event the overage cannot be accommodated by existing budget funds, the GCs would need to agree to hold their bids through the end of July to cover the Town Meeting.

Option B: Push GC Bid to June 15th to Accommodate a July Special Town Meeting and Revised 30-day Bid Effective Date of July 29th

This option would not require asking the GCs to extend their bids. However, by further delaying the due date, there is risk of the project losing appeal and GCs may decide to focus their efforts on other projects. This option assumes that the bid overage cannot be covered by existing budget funds. However, there is no guarantee a July Special Town Meeting will get a quorum or a vote of approval to increase funds to pay for overage.

Option C: Reject the Current Filed Sub Bids and Cancel GC Bidding to Value Engineer

This option appears to have little merit. All indications from construction professionals point towards costs continuing to increase over time. Delaying the process by months will likely negate any savings found in a value engineering effort. Furthermore, extending such design efforts would necessitate additional fees for the Architect and OPM.

Ford informed the Committee that they needed to provide a recommendation to the Board of Selectmen on how to proceed. After stating his preference for *Option A: Proceed with GC Bids on June 1st*, he asked the Committee for their thoughts.

Each Committee member noted their support for *Option A: Proceed with GC Bids on June 1st* and offered the following additional comments:

- Timing is of the essence, and the quicker the process goes, the better.
- The GC contract should include language stating the Town will not be responsible for price escalation after the bids are in.
- Reducing the amount of contingency to as low as 4% may be acceptable to help cover bid overages
- As a Committee and Community, there should be a commitment to reduce the amount of owner requested changes. This will help preserve the amount of available contingency that can be used to cover bid overages.

Motion:

Ford made a motion to recommend to the Board of Selectmen to proceed with *Option A: Proceed with GC Bids on June 1st* at the May 26th Board of Selectmen meeting. The motion was seconded and was approved unanimously by roll call vote.

Report on Green Community Grant Request - Barry Goldman:

B. Goldman informed the Committee that a Green Communities Decarbonization Grant for up to \$500,000 towards the costs of the new all-electric HVAC system has been applied for. In addition to the potential grant funds, by changing to this all electric system the new facility will be savings over \$90,000 in energy costs and 200 tons of GHG annually. The expected notification of award would not likely be until the fall.

Report on Caryl School Club - Ruth Townsend & Luciana Burdi:

R. Townsend and L. Burdi updated the Committee on recent activities of the Community Center Club. This is a group of 13 students from Dover and Sherborn grades 6-12 with an interest in the design and construction fields. The group recently took part in a tour of the Caryl Building and a session introducing them to Architecture and Interior Design that included an introduction to VAR (Virtual Augmented Reality).

Citizen Comments:

Karl Warnick – Thank you to Luciana and Ruth for their efforts in helping introduce design and construction to young students.

From the Chat:

From Val Lin to Everyone 07:47 PM

Thank you Ruth and Luciana for putting together this excellent program for our kids and to the volunteers sharing their expertise!

Adjournment

At 7:48pm Ford asked for a motion to adjourn. The motion made, seconded and was approved unanimously by roll call vote.

Power Point Presentation link to Town Website: <https://ma-dover.civicplus.com/DocumentCenter/View/1087/2020-Community-Center-Building-Committee-November-8-Committee-Meeting>

Next Meeting: Monday, June 6th, 2022 at 6:30pm

Respectfully Submitted,
Ford Spalding
Chair Community Center Committee
