



KEENAN + KENNY ARCHITECTS, LTD.

MEMO OF BUILDING COMMITTEE MEETING NO. 32

FINAL DESIGN, BID AND CONSTRUCTION PHASE

PROJECT: Oak Bluffs New Town Hall
DATE: Wednesday, May 16, 2018
LOCATION: Oak Bluffs Town Hall
56 School St.
Oak Bluffs, MA 02557

ATTENDING:

Bob Whritenour, Town Admin.	Richard Toole, THBC
Bill McGrath, Chair, THBC	Colleen Morris, THBC
Steve Auerbach, THBC	Jim Dearing, THBC
Jason Balboni, THBC	Marilyn Miller, THBC
Walter Vail, THBC	Joe Sullivan, DPI
Chuck Sullivan, THBC	John Lebica, DPI
Joan Hughes, THBC	John Keenan, K+K Architects
Alice Butler, THBC	Antonia Kenny, K+K Architects

The following is a record of the above referenced meeting:

OLD BUSINESS

- 14.01 Temporary Facilities: Update from Joe Sullivan:
- Trailer Co. will provide adjacent trailer w/toilets. Provide cover from Temp. Offices. Accessible toilets will be provided.
 - Modulease is revising interiors and doing interior electrical work. Town will own meter, Eversource will supply power from School St. to a mast on the side of the trailer.
 - Water line from Church. To be installed Friday, May 4.
 - Need temporary bulletin board at temp facility. Need signage and counter for Tax Collector.
- 21.06 Town Offices materials to be eliminated. Shredding Date: Need new date.
- 25.02 Eversource site meeting:
- A. New pole and transformer locations as discussed to be shown on new ES-1 by G&V for review by Eversource. Done. Check for Eversource in the amount of \$91,300 approved.
1. One pole on School St. relocated westerly. Pole shown at new Main Entrance terrace eliminated.
 2. One pole on Pacific Ave. may be relocated southerly. Bill McGrath to contract VTA. VTA requests to move pole 5' - 10' southerly in line, max. Eversource will allow without charge.
- 26.04 Notifications Board at Entrance: Bill McGrath is researching. Travis notes display board needs to be registered with State.
- 27.05 Documents to be stored at Police Station vault or DPW. Long term storage may be in containers. Vault doors require climate control. John Lebica working w/DPW to clear out bay for archive storage. Outer area at Police Station vault may be used for documents requiring more access.
- 27.06 Library shed - John Lebica to talk to Allyson Malik at library regarding moving shed for duration of construction. Need approved location to move to.
- 28.04 Joan Hughes noted John Lolley and Rich Klator have been discussing site revisions required by MVC. Joan Hughes is discussing engineering for Rain Gardens with Rick Klator of Horsley Witten. R. Klator has given rain garden drainage requirements to J. Lolley.

- 30.03 K+K to resend AV, IT & Security materials - infrastructure and equipment - currently included in the General Contract. Meeting Room screen is included and the infrastructure but no other equipment (projector, speakers, microphones, etc.). Travis Larsen to review drawings and specifications to verify materials installed under the contract vs. Owner supplied. He has ordered a new phone system which will be installed at the trailers.
- 30.04 Farissey will install E One pump at Library in the next 2 weeks. Done - need As-Builts for connections/location and written acceptance from J. Montieth, OB Sewer Dept.

NEW BUSINESS

- 32.01 General Bids were received at 2:00 p.m., May 16. Only one General bid was submitted by that time from Dellbrook/JKS in the amount of \$9,645,515.00. The amount for Add Alternate No. 1 was \$50,000.00, the amount for Add Alternate No. 2 was \$65,000.00. The bid amount exceeded the funds remaining in the project budget approved by the Town. The bid was voided and no general bid was approved.
- 32.02 Discussions involved procedures for moving forward. K+K and J. Sullivan noted that both estimates done by their independent cost estimators were in the \$8 million range and that the lack of bids reflected issues with the general bidding climate. K+K proposed to canvas the G.C.s to review reasons for lack of bidders and the high price and will also review the bid with their cost estimator.
- 32.03 Committee members discussed methods to reduce the cost of the project. K+K will solicit input from the consultants and provide a list of possible deletions or revisions to reduce cost.
- 32.04 Next meeting is on Wednesday, May 23, at 9:30 am to discuss the scope and timeline to move project forward.

Submitted by:

Antonia A. Kenny, R.A.

KEENAN + KENNY ARCHITECTS, LTD.

cc: Bob Whritenour

Bill McGrath (for distribution)

Wayne Mattson

Tom Lee

Joe Sullivan

John Lebica

John Lolley