



KEENAN + KENNY ARCHITECTS, LTD.

MEMO OF BUILDING COMMITTEE MEETING NO. 41

BID AND CONSTRUCTION PHASE

PROJECT: Oak Bluffs New Town Hall
DATE: Wednesday, November 14, 2018
LOCATION: Oak Bluffs Town Hall Temporary Facilities
56 School St.
Oak Bluffs, MA 02557

ATTENDING:

Bob Whritenour, Town Admin	Alice Butler, THBC
Bill McGrath, THBC Chair	Colleen Morris, THBC
Jim Dearing, THBC	Karen Finley, THBC
Steve Auerbach, THBC	Ian Aitchison, THBC
Marilyn Miller, THBC	John J. Keenan, K+K Architects
Richard Toole, THBC	Antonia Kenny, K+K Architects
Jason Balboni, THBC	

The following is a record of the above referenced meeting:

OLD BUSINESS

- 26.04 Notifications Board at Entrance: Bill McGrath is researching. Travis notes display board needs to be registered with State.
- 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.
- 35.03 Committee members noted that some items were deducted from General Contract to save Contractor OH&P, but would still need to be added back, including (all by Owner):
- Demolition and HazMat Removal - low bid was \$110,000.00
 - Bike Racks
 - AV equipment
 - Security equipment
 - Landscaping - rough estimate \$40,000
 - Vault removal to storage: \$18,526.00
- Joe S. will review and revise Project Budget to address add-backs and contingency amounts.
- 37.03 Committee request to add a speaker for area to receive Main Meeting Room overflow. Note: Bob W. to assist in designating area for overflow. Provide by addendum or during construction.
- 37.04 Committee requested add simulated stone veneer to retaining wall at rear mech. pad retaining wall - presently wall is exposed concrete without veneer. Provide by Addendum or during construction.

NEW BUSINESS

- 41.01 The OB Town Meeting on Nov. 14 approved the Town Hall funding 212 to 5. There will be a ballot question on Nov. 15 for Town approval.
- 41.02 Bill McGrath spoke with Joe Sullivan regarding status of Demolition Contract and Modulease/Temp Trailers:
- Demolition/Abatement Contractor is ready to proceed.
 - Modulease will repair tank behind toilets at trailers and plumber will provide heat tape or bury water line to trailers.

- 41.03 Vault mfr. Firelock requires own forces to perform disassembly of vault panels in existing Town Hall. To be under contract with Owner.
- 41.04 Bldg. Committee voted to approve the following contracts for signature to the Board of Selectmen:
- Demolition and Hazardous Material Abatement - Banner
 - Vault removal - Firelock
 - General Building Contract - Maron Construction Co.
- K+K to forward to Bob W. copies of specifications and bids. Bob W. to provide contracts for Demo and HazMat removal and Vault removal. K+K to discuss AIA contract with Maron for Town's review. Next Selectmen's Meeting is Nov. 27.
- 41.05 K+K to contact Banner for cost to file w/DEP prior to contract signature.
- 41.06 K+K to contact Maron re: schedule. Bob W. notes mobilization will be in December, Maron will note construction to be complete in spring of 2020, adjust contract dates.
- 41.07 Daedalus to provide New Total Project Schedule (including move, demo and vault) and New Project Cost including items by Owner.
- 41.08 Invoices approved:
- | | |
|---------------|----------------------------|
| Goodale | \$330.00 (temp paving) |
| All Service | \$1,398.77 (temp plumbing) |
| A. T. Johnson | \$318.54 (plans) |
| K+K \$ | 2,960.00 (demo break-out) |
- 41.09 Next meeting is Wednesday, November 28 at 9:30 in Temporary Facility Meeting Room.

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
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