

Penn Brook School Building Committee Meeting Minutes

February 3, 2014 - 7:30 PM

Town Hall – 2nd Floor Meeting Room

Committee:

<u>Voting Member</u>	<u>Representing</u>	<u>Present</u>
Ellie Sinkewicz	Building Committee Co-Chair	X
Michelle Smith	Building Committee Co-Chair	
George Comiskey	Citizen	X
Peter Durkee	Highway Surveyor	X
Tillie Evangelista	Planning Board	
Rob Hoover	School Committee	X
Kerry Stauss	Citizen	X
Stuart Egenberg	Board of Selectmen	X
Eric Zadina	Citizen	
Jeff Wade	Citizen	X
Jim Lacey	Finance Committee Rep.	X
<u>Non-Voting Members</u>		
Carol Jacobs	Superintendent	
Michael Farrell	Town Administrator	
Donna Tanner	Principal, Penn Brook School	
Margaret Maher	Principal, Perley School	
Joan Liporto	Finance and Operations Director	
Peter Lucia	Principal, Middle & High School	
<u>Other Attendees:</u>		
Carl Franceschi	DRA	X
Chuck Adam	Municipal Building Consultants	X

Ellie Sinkewicz opened the meeting and reviewed that this special meeting was required to revote the Fire Protection Bid award. When the last meeting was opened at 7:30 PM a quorum was present with Michelle Smith on the phone. Although the committee understood that this was acceptable, it was later determined that a quorum is required in the room at the time of the meeting to take any votes and that any phone participants could not be counted towards the quorum. Therefore the votes taken prior to Jeff Wade's arrival at 8:15 PM were required to be reintroduced and voted at a future meeting.

Fire Protection Bids:

- DRA reviewed the bids received last week as part of the required filed sub-bid rebid
- Cogswell is the low bidder with a bid at \$778,000.00 that now includes the disputed water line loop around the building.
- The original low fire protection bid at the time of the original sub-contractor bids was \$412,700.00

A motion was made by Jim to recommend the award of the fire protection filed sub bidder as a result of the rebid concluded on 1/22/2014 to Cogswell Fire Protection in the amount of \$778,000.00 which includes alternate #1- site water piping for fire protection. Motion seconded by George.

Discussion:

The committee asked the question why did we have to re-bid? DRA explained that the Attorney General Bid protest decision felt there was enough scope confusion in the original bid documents and that all bidders should be on same "footing" and suggested the re-bid.

- DRA explained that this was not an omission since the work appears on the original documents but the filed sub-bid breakdowns did not clearly delineate which bidder was to carry the work thus causing the bidding confusion
- It was noted that the Fogarty estimate included costs very close to the re-bid numbers.

All present voted approval

A second motion was made by George to authorize a change order to Brait Builders for the replacement of the fire protection contractor carried at the time of the general contractor bids with Cogswell Fire Protection as a result of the rebidding in the amount of not to exceed of \$371,000. Motion was seconded by Jim.

Discussion:

DRA/MBC explained the \$371,000.00 amount was determined as:

1. The difference between the low bid at the time of the bid and the rebid is \$365,300.00 and,
2. By adding plus bond costs of approximately 1.5% that the contractor is allowed to add to all costs added to his original bid.

All present voted approval

2. Future Meetings:

- Tuesday, February 11, 2014 @ 5:30 PM, Penn Brook School
- Tuesday, March 11, 2014 @ 7:15pm, Town Hall 3rd Floor Meeting room
- Tuesday, April 8, 2014 @ 7:15pm, Town Hall 3rd Floor Meeting room
- Tuesday, May 13, 2014 @ 7:15pm, Town Hall 3rd Floor Meeting room
- Tuesday, June 10, 2014 @ 7:15pm, Town Hall 3rd Floor Meeting room

Motion to adjourn Jeff and seconded by Jim, all present voted approval