

Sutton School Building Committee

Regular Scheduled Mtg., Wednesday, 5/25/11, 7:00 PM
Town Hall Mtg. Rm.

Present: W. Mead, K. Stuart, R. Raymond, T. Harrison, D. Davis, M. Bailey, T. Friend, R. Weaver.

Absent: G. Coulter, M. Hopkins, M. Jerz, J. Smith

Guests: J. Winikur (SBS), A. Minkus (SBS), T. Alix (SBS)

Meeting opened for information exchange at 7:00 PM.

Wendy Mead commented on the vacancy on the SSBC. A 13th member is still being sought. Interested town residents are asked to contact the Board of Selectmen regarding appointment to the committee

- II. Alan Minkus provided an update on the modular structure. Vanguard is constructing the units. The foundation work has been started and is expected to be completed next week. Utilities are expected to be installed the first week of June and the modular structure installed during the week of June 13.

The question of soil and dust containment was raised. Alan responded that tracking pads will be installed to remove soil from truck tires. He stated that the general contractor and sub-contractors will be informed of concern and asked to monitor throughout the construction phases.

Quorum reached at 7:06.

- I. Minutes of previous meeting. Motion to approve by Ken Stuart, second by Roger Raymond. Vote to approve: 5-0-3
- III. Jon Winikur commented that the sub-committee has reviewed the submittals from sub-contractors and general contractor to confirm that each met the qualification requirements.

Jon distributed a tabulation document for filed sub-bids which listed each sub-bidder in 14 categories, in order of base bid amount. Questions were raised about one or more of the sub-contractors. Jon responded that all sub-contractors had to be and were pre-qualified by DCAM (Massachusetts Department of Capital Asset Management).

Jon then distributed a tabulation of the general contract bids. Seven (7) complete bid packages were received. All submitting general contractors met all of the pre-qualification requirements and submitted the required bid bond. Jon commented that each had to select sub-contractors from those listed in the various categories. TLT Construction Corporation submitted the lowest base bid at \$40,175,700.

Following discussion, Donna Davis motioned to award the contractor to TLT Construction Corporation. Seconded by Roger Raymond. Vote: 8-0-0

Jon Winikur then reviewed the affects of the bidding and contract award on the total budget and specific line items. The combined total of the lowest base bid and the required add alternate for construction of the administration facilities is \$40,748,400. This total is \$3,710,167 less than the remaining funds in the MSBA approved construction budget. (The remaining funds are the net of the total approved construction budget less the cost of the modular structure.)

\$2,372,280 of this budget balance must be “returned” to MSBA (i.e., will not be available from MSBA). The remaining funds (i.e., presently uncommitted portion of the approved construction budget) are \$1,337, 887.

The two add alternates where then reviewed.

For clarification, Wendy reminded the committee members that the baseball field, which was previously listed as an add alternate, had been included in the base bids, as approved by the committee.

Jon commented that the committee members should factor into their decisions the need to have a contingency reserve to managed and fund the unforeseen, but inevitable, details that occur in a project of this size and nature.

The total cost for installation of the photovoltaic array is \$425,700. Following discussion, a motion was made by Tim Harrison to include the PV array in the project. Second by Ted Friend. Vote: 8-0-0.

The total cost of extending the elevator to the roof is \$56,700. Jon Winikur clarified that the stairway would go to the roof as part of the building design. After spirited discussion on the pros and cons of this expenditure, a motion was made by Roger Raymond to include extending of the elevator to the roof in the project. Second by Mark Bailey. Vote: 6-2-0

With inclusion of both add alternates, the remaining un-committed funds are \$855,000. Motion by Ken Stuart to place these funds in a contingency reserve fund to be managed by the committee and used for project related matters. Second by Roger Raymond. Vote: 8-0-0

IV. New Business/Old Business

Finals are scheduled for the week of June 13.

Groundbreaking ceremony is tentatively planned for the 2nd week of July. Specifics to follow.

V. Motion to adjourn made by Roger Raymond, second by Ken Stuart. Motion passes unanimously. 7:57 PM.

The next meeting is scheduled for Wednesday, June, 29, 2011, 7:00 PM.

Ross Weaver, Recording Secretary