

Sharon Standing Building Committee

Zoom Meeting Minutes

Tuesday, April 18, 2023

SSBC Members

Gordon Gladstone, Chair –present	Mike B. Martin –present @ 6:52	Rick Rice -present
Matt Grosshandler, V. Chair -present	Marty Richards -present	Colleen Tuck -present
Matt Baldassari -present	Roger Thibault	Sara Winthrop -present
Deb Benjamin -present		

SBC Attendees and Others

Julie Rowe – SBC – HS joined at 6:55 pm	Kevin Nigro – PMA – HS
Avi Shemtov – SBC – HS	Matt Gulino – PMA – HS
Meg Dussault - SBC	Chris Jankun – PMA
Emily Burke – Acting HS Principal, SBC -pres. until 6:55 PM	Chris Carroll – PMA
Tony Kopacz – SPS – HS	Eric Lowther – PMA
Timothy Chouinard - DPW	Chris Sharkey – Tappe – HS
Peter Botelho -- Superintendent	Chris Blessen – Tappe – HS
Carolyn Weeks –LBC -present	Tim Ericson – Consigli – HS
Cheryl Weinstein – Library -present	Chandler Rudert – Consigli –HS
LeeAnn Amend – Library -present	Kyle Raposo – Consigli – HS
Drayton Fair – LLB – Library -present	Mike Winters – Consigli – HS
Brian Valentine – LLB – Library	Ryan O'Neil – Consigli
Joe Sullivan - CHA- Library -present	Kristy Lyons – Consigli – HS
Kayla Gallo - CHA - Library	
Eric Hooper - DPW	Sherrie King – Library Trustee -present
Sarah Windman Library Trustee -present	Judy Bookbinder - Library Foundation -present

Open the meeting

The Chair read from the script from Town Administrators Office regarding the remote meeting. The meeting opened at 6:43 PM. Sharon TV had difficulties broadcasting, so recorded but not live.

Library

No bids received by April 13, 2023, deadline. The chair, architect, and OPM had discussed alternate ways of going forward and/or if project could go forward.

OPM, Mr. Sullivan, recommended moving forward. He has been involved with other 149 where they haven't received bids. He double checked and there were no technical problems with uploading of bids. We may be able to solicit or entice bidders. We can rebid. Must advertise by this Thursday. Mr. Sullivan reached out to 11 prequalified contractors and received feedback from four:

- The number of prequalified contractors was a large amount, so might not be competitive to win the bid.
- Duration of construction- the timelines were not realistic to complete the project.
- The cost advertised seemed low and Town might not go forward.
- It is a lot of work to put through a bid.

Do we want to adjust the advertised cost? Should we extend the deadline to 3 weeks for bid submission on the next

request for bidders? Project duration advertised as 14 months- should we extend the duration? Should we decrease the penalty for the project missed deadline?

Mr. Gladstone clarified design bid build 149 bid.

Virtually no GC questions came in during bidding per Mr. Fair and Mr. Sullivan.

Advertised amount was 14 months. Mr. Rice advised extending the duration because MA general law still offers contractors no respite if they are hit with supply chain costs. Liquidated damages were \$1,500 a day, that could be made \$1K per day to make it as attractive as possible. Mr. Grossman agreed because switch gear on projects 14, 16, 18 months and for generators it's the same duration. Subs already bid and they assume the risk for those deliverables.

Mr. Gladstone noted historically have never gone to town meeting with a bid, rather reconciled estimates under CM. Difference is we took an estimate based on "x" and put an escalation into it per Mr. Sullivan.

Mr. Sullivan said the project was favorable with our sub bids. If we extend the length, can still start the project in time for the MBLC grant deadline. He asked the filed subs to hold their bids a short while longer. Mr. Rice added may need to ask subcontractors to hold their bids even if the contract is extended. Extending it gives subs a little more flexibility. The filed sub bids represented about 50% of the cost. The subs did not escalate as expected and there was more competition in the bids.

Mr. Sullivan said central register ad on April 20 and back on street on April 26 if Mr. Fair can make modest changes on specifications. Mr. Fair expected that date can be met. Bids due on Thursday May 18 at 2 PM. It's 16 days after the Town meeting, five weeks after original bids were due. But he wanted to consult with general contractors to see if they needed another week to give competitive bids.

Mr. Gladstone commented that if SSBC wanted the project to go forward there really is no alternative. To change method to CM would have to prequalify. Project is small for CM jobs.

Mr. Gladstone was concerned about going out again because it is known there were no bids; what if a contractor puts together a high bid? Mr. Sullivan said a couple of the entities commented that they would've bid it if they had known no one else was, so could spark some bids. It seemed that the timing of the bid, the projects they had on their plates, and the lack of manpower all had an effect. So, reaching out to firms now and telling them that it is coming back out may help.

Nothing requires a Town to sign a low and only bid they can't afford.

Mr. Grosshandler noted it costs \$35 or \$40K to put out a proposal. So, if there are many potential bidders, he doesn't always bid. Call a few and resend 'notice to bidders' to all.

Mr. Fair said that all it takes is one good bid.

Ms. Weinstein clarified that the latest bids in date was 5/18. Signing the contract takes about 2-3 weeks, so should still be within the June 30, 2023, timeline. She also confirmed the Town meeting ask is to appropriate \$6.35M. Chair agreed.

In terms of MBLC, in case contract signing is delayed, Ms. Weinstein should ask to be on the agenda for the June 1 meeting as a place holder.

The Chair assumed all members present would vote yes to move forward since no dissent expressed upon request for negative feedback.

Through unanimous consent the meeting ended at 7:14 PM.

These minutes were approved at the April 25, 2023 SSBC meeting.