

Millbury Public Schools

ATHLETIC FIELD BUILD COMMITTEE

Subcommittee of the School Committee

Zoom Virtual Conference Meeting

Agenda and Meeting Minutes

April 30, 2020

4:30PM

Present: Pat Mara, Jen Nietupski, Rick Bedard, Brian Ginisi, Ray Richards, Chris Lowe, Rob Pine, Brian Parath, Greg Myers, Chris Wilbur, Sal Canciello (S3 Design), and John Perry (Gale Associates).

Absent: None.

At 4:30PM Pat Mara brought the meeting to order.

A Roll Call was taken since it was a virtual meeting.

- Approval of March 31, 2020 and April 23, 2020 AFB Committee Meeting Minutes

Rick made a motion to approve the March 31, 2020 AFB meeting minutes, seconded by Jen, all in favor. Roll call vote taken.

Rick made a motion to approve the April 23, 2020 AFB meeting minutes, seconded by Jen, all in favor. Roll call vote taken.

- S3 Design, Inc.: Update of Budget, Design and VE Measures. Possible vote to proceed with bid solicitation.

Sal presented his April 29, 2020 memo with some cost estimates and value engineering (VE) proposals in order to reduce costs for the Amenities Building. The committee determined that it could not afford the current low bid (\$714,300 from Stutman Contracting) for the Amenities Building. The committee reviewed the VE proposals. There was a general discussion and committee concern about the North Bay estimate used to estimate the total cost of the Amenities Building. In particular, the electrical estimate seems to be extremely low. The committee was interested in whether we should seek another estimate for the cost of the building and/or just the electrical portion of the project.

Some VE proposals were adopted. It was also determined that we would incorporate the electric service wiring needs from the high school property in with the site work contractor (Green Acres change order) instead of including in the Amenities Building bid. A discussion took place regarding incorporating the footings and foundation work with the site contractor instead of the building contractor. Sal and John were concerned about that alternative. Pat estimated, based on the VE proposals discussed, that between \$56,200 to \$93,500 was coming off the cost of the building.

John would ask Green Acres for a cost of the internal electric work from the site contractor.

Sal would incorporate these new changes in the revised bid specifications for the amenities building.

The committee ran some scenarios with the Gale Associates spreadsheet to see what we would be left with for a contingency fund based upon Amenities Building cost, Site Contractor Award, Alternatives chosen, Planning Board requirements and other costs. Sal reviewed the timeline for the amenities building re-bid: Filed Sub Bids Due by June 10, 2020 and the General Contract Bids Due by June 24, 2020.

- Gale Associates: Update of Budget/Design/Schedule/Programming Guide/Planning Board Meeting

John explained review the Planning Board decision and cost to survey and install rebar pins along the complete high school perimeter. The Planning Board is making this a requirement. Gale has a quote of \$15,000 but Laurie Connors thought we could get this cheaper than that. John will seek additional quotes from Andrews Survey and Allen Engineering, two firms Laurie mentioned to Rick.

- Athletic Campus Renovation: Possible Vote to extend contract to Green Acres Landscape. Review/Vote of Alternates.

There was a lengthy discussion about whether to award a Green Acres Landscape site contract for just the base bid or any of the five (5) alternates. Most of the discussion centered on trying to find a way to afford Alternate no. 1 for Brock Infill and Alternate no. 2 for the increase stadium bleacher size. It was determined that with so much uncertainty surrounding the Amenities Building re-bid, the internal electrical cost, the Planning Board's requirement for a new driveway exit and boundary survey and the need to maintain an adequate contingency fund, we should move forward with just the Green Acres Landscaping base bid.

Rick made a motion to accept the Green Acres Landscape Base Bid only and award a contract in the amount of \$3,836,737. Rob seconded the motion. All in favor with Roll Call Vote.

There are no Alternates included in the Green Acres contract award.

John said he will contact Green Acres about awarding them the contract.

He will also send them an Intent to Award Letter and AIA Contract.

He will also set up a kickoff meeting with MPS, Gale and Green Acres Landscape.

- Discussion about Builder's Risk Insurance

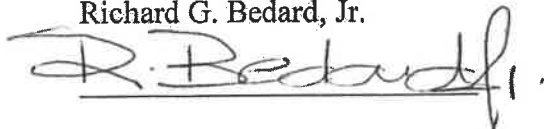
Rick and Rob discussed the merits of buying Builder's Risk Insurance. Rick said the cost from our insurance company was about \$7,400 per year. Rob said he saw more jurisdictions purchase this type of insurance for building projects, not so much site projects. The two contractors will already have liability and workers compensation insurance and will be bonded as further protection for the town. We did not require the contractor to have Builder's Insurance Risk in the bid specifications and John said it is not typically asked for.

- Any other business not reasonably anticipated.
- The next Athletic Field Build Committee has not been scheduled. Please bring your calendars to schedule meetings after that.

It was determined that we will not need another meeting until further notice, most likely in June when we know more about the bidding of the Amenities Building and other costs.

Jen made a motion to adjourn the meeting, seconded by Chris W., all in favor by roll call vote.

Respectfully submitted,
Richard G. Bedard, Jr.

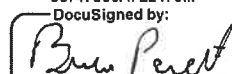


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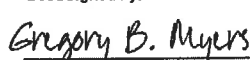
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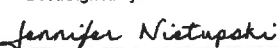
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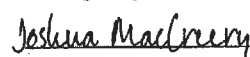
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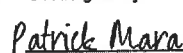
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- Packet: 3-31-20 and 4-23-20 AFB Meeting Minutes
S3 Design, Inc. 4-29-20 Memo
Gale Associates Spreadsheet