

# Richmond Phase 2 Building Committee

## February 9, 2022, Tuesday at 6:00 pm (via Zoom)

**Approval of minutes** of January 4, 2022 – approved with corrections

**Attendees:** Pat Callahan, Kathryn Wilson, Bob Gniadek, Melissa Roller, Roger Manzoloni, Nate Steele, Chris May, Dick Stover, Gloria Morse, Mark Gross, Stephanie Beling, Kristin Smith (missing: Peter Cohen)

**Guests:** Curtis Edgin, Dan Pallotta, Danielle Fillio, Neal Pilson, Nanci McConnell, Katherine Keenum, Ron Veillette, Angela Garrity

### **Status of sub-bids:**

- The subcontractor bids that arrived in time to be under consideration on Feb 2<sup>nd</sup> were disappointing because of the very few bids and a couple of very high bids.
- Only 2 bids arrived for 3 categories and only 1 bid arrived for each of 6 categories. One of these bids was “unresponsive” meaning it was not complete. (5 bids arrived too late to legally be considered because of mail delays.)
- In total, the subcontractor bids were \$494,253 over the target budget which had been estimated.
- These submitted bids are a public document.
- P3 recommends that we put out for rebid of the entire project. New bids will be based on the same documents from Curtis.
- Supply chain delays should not be a problem for this project as the materials in this building are not in the current shortages and we have built in a longer timeline.
- All subcontractors who bid must be on the approved list of vendors from the state, but don't have to be based in MA. We expect that some Albany area vendors may want to bid.
- This committee approved (by unanimous vote) the rejection of all subcontractor bids and the rebid of the entire project.
- This committee approved (by unanimous vote) spending up to \$10K to pay for electronic bid process costs. This, we think, will help us to get more contractors to bid in the next go-around. Competitive bidding will help us to get lower costs.

### **Next steps:**

- The Select Board will have to approve the rebidding process. Pat will attend the BoS meeting to present this recommendation from this committee – that we reject these bids and will rebid the entire project.
- Dan will coordinate with Danielle regarding rebid process and dates. This will add about 3 weeks on to the project dates.
- The General Contractor bidding ads and submission deadlines will be pushed back to after the new subcontractor bids come in. (Five general contractors came for a walk-through visit – they were all “local” from Pittsfield, Springfield, etc. That is a good level of interest.)
- General Contractor bidding process to be by paper/mail or electronically will be decided later.

**Next meeting:** to be decided – after the subcontractor rebids come in. Pat will email us with possible dates.