

Phase 2 Richmond Building Committee Wednesday, Feb 16, 2022 (via Zoom)

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

Guests: Neal Pilson, Katherine Keenum, Ron Veillette, Clarence Fanto, Curtis Edgin, Claudia Ryan

Meeting started at 4:03 pm

Last meeting, this committee recommended to reject all bids and suggest to the Board of Selectmen to put the project out to bid again – rebid entire project.

The State of MA and town counsel, Beth Goodman, recommend we have a clear reason to reject. Beth spoke to state officials and both agreed that the “front end” of the bid packet was unclear. (The “front end” refers to details about the contract between the town of Richmond and the bidding contractors.) There were unclear, missing or incorrect details about the contract between the town and the contractor, some dates were wrong, and some information was conflicting.

Even though we had practical reasons before (unresponsive bids, too few bids, late arriving bids – due to unclear information and late arriving bids due to snow storm), we now also have legal reasons to reject the entire bid.

Next steps:

Pat will attend the special Board of Selectmen meeting tonight (which was scheduled just for this agenda item after it was taken off their agenda last week) and she will recommend to the BoS that they reject the entire bid and vote to rebid the entire project once the “front end” has been corrected and reviewed by counsel. Beth will also attend the BoS meeting tonight to answer any questions that might come up.

Beth Goodman, town counsel, will work with Dan Pallotta to clarify and correct the bid package “front end” over the next week or so.

As soon as “front end” is prepared, we will be ready to move forward, probably in about 2 weeks, as the project specifications are already ready to go (unchanged). Sub bids will be due in about 3 weeks from then and General Contractor bids will be due 2-3 weeks after that. The General Contractor bids should come in around April 1st and we can recommend to the BoS a contract to award at that time.

Pat stressed that we need to proceed as quickly as possible. Electronic bidding for the subs and general contractor will help us to move along more efficiently and will avoid issues of storm delays, etc.

Meeting adjourned at 4:25 pm

Next meeting date TBD.