



RICHMOND PHASE 2 BUILDING COMMITTEE

• Tuesday April 19, 2022 • 6:00 PM

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

1. **Approve minutes** of March 8 -- approved
2. **Review filed Sub-Bids**
 - a. See document from P3 listing lower bidder amounts from round #1 and round #2 of bidding
 - b. 1st round sub bids were \$494,253 over estimate targets
 - c. Bid package was reissued because of mistakes in the contractual wording of the package
 - d. 2nd round sub bids arrived electronically on April 13th and were \$226,481 over the original estimate targets
3. **Next steps -**
 - a. **General Contractor bids are due on April 27th.** Curtis thinks that there are 11 contractors who have requested information and he estimates that at least 4-5 GCs will bid on the project.
 - b. GC must use the bids from the subcontractor bids submitted on April 13th - they usually use the lowest bidder but don't have to do so. They may have had an issue with a bidder in the past and not want to choose them, but that will make it difficult to come in with the lowest GC bid. They may NOT pick a subcontractor bidder who has not bid on 4/13 for this project.
 - c. If the GC bids come in above the town approved amount of \$6.8M, then we can ask the town to move funds to the Building Fund from either Free Cash or the Stabilization Fund.
 - d. Because of rising interest rates for borrowing, Danielle has increased our debt service estimate from \$340K to \$350K for next year.
4. **Upcoming dates:**
 - a. **April 27th** - deadline for GC bids submitted electronically
 - b. **May 4th 10 am:** The Budget Advisory meeting (Selectmen and Finance Committee) will meet to review GC bids, and decide what we may need to ask for at the Town Meeting
 - c. **May 14th 10am** - Baby Town Meeting
 - d. **May 18th 7:30 pm** - Annual Town Meeting at RCS. If we need to have a fund transfer approved, we will have a Special Town Meeting before the Annual meeting (still starting at 7:30 pm)
5. **Meeting Adjourned** at 6:35 pm
6. **Next meeting:** Friday 4/29/22 at 6:00 pm (via Zoom)

Minutes submitted by K. Wilson