



RICHMOND PHASE 2 BUILDING COMMITTEE

Friday April 29, 2022 • 6:00 PM (via Zoom)

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

Guests: Dan Pallotta, Danielle Fillio, Claudia Ryan, Neal Pilson, Angela Garrity

1. Approve minutes of April 19 ~ approved
2. **Review General Contractor Bids:**
 - a. 3 bids were submitted electronically on April 27th. The lowest bid was from David Tierney Inc (Pittsfield) at \$7,243,169. (Other bids were for \$7,444,000 and \$7,546,000.)
 - b. The bid will have to be accepted or rejected by May 27th unless GC agrees to extend the deadline. GC would need to have all subcontractors also agree to extend their bids, so this is somewhat unlikely.
 - c. The total cost of the project would be \$8,273,197 (includes \$200K of OPM services, \$455,197 of Designer services, \$7,243,169 to GC, \$300K for contingency, and \$75K for “owner expenses” of FFE, utility mitigation and construction testing).
 - d. The Richmond voters approved \$6.8M in 2021. This would leave us with a “shortfall” of \$1,473,197 minus \$335K of already appropriated debt service and \$177K of donations.
 - e. **So, we will be short by about \$961,000.** That could possibly be partially covered by fund transfers by the town of Richmond (from Free Cash, ARPA funds, or Stabilization funds).
3. **Next steps;**
 - a. **The GC bid acceptance/refusal is due on May 27th.** The town cannot accept the GC bid until we have lined up all funds needed for the project.
 - b. The Phase2 Building Committee agreed by consensus to move forward with this project and to try to find and/or have voters approve authorization for additional funds to meet the shortfall.
 - c. The Special Town meeting preceding the Annual Town Meeting on May 18th will only allow us to vote to approve a transfer of funds within town accounts. An additional debt exclusion vote to approve more money would need to be a warrant item at the regular town meeting and approved on a **ballot vote (we think. Verification needed from counsel)**. Danielle and Angela will consult on Mon 5/2 with town legal rep and the bonding rep to explore possible town vote to appropriate additional funds for this project. They will find out timeline questions, deadlines for a ballot vote, etc. They will also run new projections for tax implications with additional borrowing, new interest rates, and will calculate cost per average taxpayer.
 - d. The Budget Advisory Committee (Finance Committee and Select Board) will meet on Tuesday 5/3 at 3:00 pm to discuss options and suggestion of possible transfer of funds.
 - e. Roger and Neal will contact State Rep Smitty Pignatelli to ask about possible state funding.
4. **Upcoming dates:**
 - a. Tues., May 3rd, 3:00 pm ~ Budget Advisory Committee (via Zoom)
 - b. Sat., May 14, 10:00 am - “Baby” Town Meeting at Town Hall
 - c. Wed., May 18, 7:30 pm - Special Town Meeting/Annual Town Meeting at RCS
5. **Adjourned:** 7:00 pm

6. Next meeting: Thurs., May 5th at 6:00 pm (via Zoom)

Minutes submitted by K. Wilson