

## Selectmen's Meeting Bid Opening

January 9, 2014

Executive Board Attending: David Upton, Susan Hansel, Maury Collins, Edie Drinkwater, Admin. Assist.

Others Attending: Mary Cornog, Susan Kingsbury, Jeff Ingram, Trevor McLachlan, Russ Thomas

The meeting was opened promptly at 2:00 PM by Chair David Upton.

Today's meeting was for the purpose of opening bids for the Library basement project as well as receiving a preliminary cost projection for the Town Hall Project from Construction Manager, Jeff Ingram.

Library Basement Project:

Two companies presented bids prior to the 2:00 PM deadline on this date, January 9, 2014. Keene Commercial Construction submitted a base bid of \$52,650 which includes a small heat pump system for the basement area only. Option #1 - \$8975 increase to the base cost would be for a larger heat/cooling pump system which would include the main Library. Option #2 – Deduct of \$4350 if no heat option is chosen.

Ingram Construction submitted a base bid of \$63,734 which includes a small heat pump system for the basement area only.

Option #1 - \$14,038 increase to the base cost would be for a larger heat/cooling pump system which would include the main Library. Option #2 – Deduct of \$5600 if no heat option is chosen.

The Board agreed to pass the bid information on to Paul Hemmerich and to take some time to consider both bid presentations.

The bidders will be advised when a decision is made.

Jeff Ingram remained to discuss the Town Hall project. Jeff had previously been chosen as Construction Manager for that project.

Jeff presented the Board with a (GMP) base proposal of \$312,572. He reviewed several additional add on price options for heating and ventilation systems.

Anticipated contingency was not included in the base proposal but an amount between 5% and 10% is recommended. Jeff further suggested that 5% would likely be sufficient for this project.

There was further discussion regarding several elements of the project from rubbed finish on the concrete to the type of screws to be used.

All agreed that there may be some areas for cost savings.

Jeff suggested one area for substantial savings would be to eliminate the original granite foundation cap and use a full concrete foundation. This option was quickly declined by the Board.

Jeff agreed to work on cost reduction by creating a "deduct list" of options for the Board to consider.

Jeff informed the Board that the completion deadline of August 1, 2014 is likely not a reasonable expectation.

The Board agreed to withdraw that deadline.

Other items pointed out include \$4000 for additional Building and Rigging insurance and reminded the Board that Builders Risk must also be carried which is separate from the Town's normal Property/Liability insurance

David asked Jeff if there was a need to have contract administration oversight by the architect. Jeff suggested that some oversight should be expected but the Board may want to speak to Paul Hemmerich and perhaps consider limited services.

Susan Hansel is working on a request for financial support from the Putnam Foundation. She is focusing on an element of the project that could be covered with a grant of \$10,000 or less. After much discussion the Board agreed that option #1 of the Library project (as bid by Keene Commercial Construction at \$8975) would be an important and worthwhile addition to the project.

Susan will move forward with the request.

After Jeff left the meeting the Board continued discussion regarding the bid presentations for the Library project. As both bids had been submitted with identical formats the Board agreed to go ahead and approve the bid award.

David made a motion to accept the bid from Keene Commercial Construction and to award the contract to them contingent on project approval at the March 11, 2014 Town Meeting.

Maury seconded the motion.

The motion then carried by a vote of 3-0.

With nothing further, Maury made a motion to adjourn.

Susan seconded the motion.

The motion carried by a vote of 3-0.

Meeting adjourned at 3:40 PM.

January 9, 2014

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David Upton, Chair

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Maury Collins

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Susan Hansel