

TOWN OF FOXBOROUGH
SELECTMEN'S MEETING
FEBRUARY 23, 2016

Members Present: James J. DeVellis, Chairman
David S. Feldman, Vice Chairman
Christopher P. Mitchell, Clerk
John R. Gray
Virginia M. Coppola

Others Present: William G. Keegan, Jr., Town Manager
Ms. Mary Beth Bernard, Assistant Town Manager

The meeting was brought to order at 6:45 p.m. by James DeVellis.

James DeVellis read the agenda.

6:45pm – Review of Town Hall Bids

Motion by Christopher Mitchell to open the meeting. Seconded by John Gray. **Vote 5-0-0**

Mr. Keegan respectfully requested that the Board of Selectmen allow Mr. Yukna to speak on the Permanent Municipal Planning & Building Committee's recommendation for the new town hall.

Mr. Yukna stated that the bids on the project itself were very favorable on the sub-bid side; \$250,000 lower than final cost. Out of the combined general contractors (13 were bidding on the projects) 8 were within the projected cost range of \$8.4 or lower. The low bidder was \$5.7M for their cost of the project and the Permanent Municipal Planning & Building Committee did quick work on that. In order to bid on a project like this certain documents are required by DCAMM to see if they have been in good standing with DCAMM ratings on previous projects. All 13 supplied these documents and they are required to give a bid bond and certificates.

The low bidder met all the standards and LLB went up to DCAMM to look at the detailed records; you can look at individual projects on a detailed level (they might have gotten an 80 on something and a 70 on the paperwork, etc.).

Presentations on the detail side showed very well. Mr. Yukna stated the Permanent Municipal Planning & Building Committee feel comfortable moving forward. This is the biggest project for the winning bidder; they met all the standards.

The project bid out with three alternates:

1. Alternate 1 - Upgrading the exterior brick from mechanical brick to a water struck brick for a more colonial look.
2. Alternate 2 – Upgrade LVT (Luxury Vinyl Tile) to ceramic tile in the hallway.
3. Alternate 3 – The cost of splitting the Board of Selectmen Meeting Room with folding doors, which the Permanent Municipal Planning & Building Committee doesn't feel comfortable with but people wanted it in the bid so they bid it.

They accept alternates in the order they present them. After reviewing all the other bids the Permanent Municipal Planning & Building Committee unanimously voted on BC Construction Co. Inc., out of North Reading. They accepted Alternates 1 and 2 and rejected Alternate #3. They feel strongly the design is what the town needs. They met the standards with quality and space requirements.

Mr. DeVellis asked Mr. Yukna to explain the Alternate 1 upgrade in which Mr. Yukna stated that Alternate 1 is an increase.

Alternate 2 is an upgrade but a decrease in cost of \$11,000. The issue comes down to the fact that each contractor can estimate what they want. Vinyl floor and carpeting showed a decrease but the sub-tile bidder showed an increase. As it is an alternate, it doesn't affect the base bid. They did talk to them and they said they would eat their mistake because they were very excited about this project.

Mr. DeVellis stated that he wanted to make sure if 3 gets excluded 4 is off the list.

Mr. Yukna stated that there is a significant difference in the base bid - 1&2 \$30,000; 3&1 \$360,000 which was relatively close. This is very favorable to the town.

Mr. DeVellis asked if it had gone to Ad Com and they saw numbers. Mr. Thomas stated yes they looked at it.

Mr. Keegan stated they listed them out as 4 numbers but it is only 1, 2, & 3.

Mr. Gray asked if they looked at the alternate bids as well in which Mr. Yukna stated they did. They showed all the files of the sub-bidders and contractors.

Mr. Mitchell asked that if this was the biggest job the bidder did, did that make the Permanent Municipal Planning & Building Committee nervous. Mr. Yukna stated no, their last jobs were in the \$5,000 range. Mr. Yukna explained that the Public Safety Building contract they had trouble with and the best project was the Ahern Middle School. There were two good projects but the other two were not. They wanted someone very intent on the town's project that wanted to make a mark for themselves. Mr. Yukna stated that the Permanent Municipal Planning & Building Committee is well suited to deal with whatever comes at them. If someone does have an issue with the process they can help.

Mr. Yukna stated that CTA did bid in the middle of the pack at \$6,586,000 which was a base bid of \$10,000 under what the cost estimator said their bid should come in at.

Mr. Feldman asked if Mr. Yukna saw any holes in this in which Mr. Yukna stated no and that under the public bidding process they met all the requirements and there was nothing to say that the town had the right to reject them. They also supplied the bond and that is the town's safety net. They have had experience of someone defaulting on their bond in the past. Ms. Coppola asked in the worst case scenario would they have to go out to bid again. Mr. Yukna stated that the surety bond holder will get a new contractor that they hire. In the case of the Library, the Vertex Co., was hired by the bond holder to assist the town in completing the project; that is the typical process but he is not expecting that to happen.

Mr. Feldman asked what type of municipal work they have done in which Mr. Yukna responded that they have done Veteran's Hospitals, Court Buildings - 44B construction.

Mr. Feldman asked if they were good with noncombustible steel in which Mr. Yukna stated yes.

Mr. Keegan stated that they would request the Board to accept the recommendation of the Permanent Municipal Planning & Building Committee so they can successfully report to town meeting.

Motion by Christopher Mitchell to accept the four recommendations of the Permanent Municipal Planning & Building Committee for the total of \$6,860,000 from the February 22, 2016 memo. Seconded by John Gray. **Vote 5-0-0**

Roll Call Vote John Gray – yes, Christopher Mitchell – yes, James DeVellis – yes, David Feldman – yes, Virginia Coppola – yes.

Motion by Christopher Mitchell to adjourn at 7:05pm. Seconded by John Gray. **Vote 5-0-0**

Motion by Christopher Mitchell to adjourn the Board of Selectmen meeting at 9:10pm. Seconded by John Gray. **Vote 5-0-0**