

Town Hall Construction Committee  
3/24/15 Meeting Minutes  
7:30 a.m. at Town Hall

Members present: Laura Andrews, Pablo Carbonell, Jack Guswa (by phone), Rick Maiore.  
Members absent: Bill Barton, Al Combs. Others present: Tim Bragan (Town Admin. and Board of Selectmen liaison), Marie Sobalvarro (Assist. Town Admin.), Brian Valentine (LLB Architects), Steve Kirby (Vertex Owners' Project Manager).

Rick called the meeting to order at 7:30 a.m. and the Committee approved the 3/19 minutes as amended.

Steve gave an overview of the findings from LLB's visit to DCAMM (the state Division of Capital Asset Management and Maintenance) and reference checks done by LLB and Vertex. They vetted the two low bidders: GVW Inc. (\$2,253,135) and M. O'Connor Contracting (\$2,317,700). M. O'Connor's ratings and references were good; GVW's were mixed – good and not so good. The not-so-good ratings seemed to depend on site supervision. Steve pointed out that the problems reported are relatively standard problems. There are no outstanding lawsuits.

Brian agreed that the quality of the work appears to depend on the specific supervisor and project manager. The Committee reviewed more detailed information and LLB's recommendation to the Town, the Awarding Authority. LLB recommended to "proceed with apparent low bidder, G.V.W. Inc. and accept Alternate 1 if project budget allows."

GVW's bid allows both Add Alternates (windows and cupola) to be included.

After discussion, the Committee agreed that GVW had been responsive; that we would have early discussions of the qualifications of the site supervisor and project manager; and that we would increase the budgeted hours of the Clerk of Works. Funding will come from the soft costs contingency budget line.

Laura moved and Pablo seconded that we go with GVS as the general contractor, review the CVs of the site supervisor and project manager, and increase the Clerk of the Works hours. The motion passed with the unanimous vote of all attending members.

We will give our recommendation to the Board of Selectmen at its meeting tonight.

Rick suggested that we have an open house at Town Hall for the public April 18, the day scheduled to auction off items found in the building. Steve suggested taking photos that day to be able to compare the "before and after" work.

The next meeting will be scheduled later.

On Jack's motion and Laura's second, Rick adjourned the meeting at 8:50 a.m.

Laura Andrews, recorder