

Department of Public Works Building Committee

AGENDA

Wednesday September 18, 2024, at 4:30 pm

Virtual: <https://us06web.zoom.us/j/89105223545?pwd=tsm0atCGL8GgStObXPmHCMlhD9EwLk.1>

Meeting ID: 891 0522 3545

Passcode: 662672

- A. Call the meeting to order
- B. OPM Report
- C. Review and Approve File Sub-Bid Subcontractor Bids
- D. Review and Approve Invoices
- E. Review and approve meeting minutes
- F. Discuss other topics not reasonably anticipated by the Chairman 48 hours before the meeting
- G. Public Comment
- H. Schedule next meeting
- I. Adjourn

SEEKONK DPW COMPLEX BUILDING COMMITTEE

09.18.2024

➤ UPDATES, DISCUSSIONS and ACTION ITEMS:

- **Filed Subcontractor Bid Status:** Filed sub-bid subcontractor bids were received electronically through ProjectDog on September 12th at 3:00pm. The due date was pushed out a day due to the timing of addenda. Bids came in under the 60% CD average construction cost estimate by approximately \$1.8M. There was coverage in all categories and healthy competition. Reference bid tabulation. CGA recommends approval of the filed sub-bid subcontractor bids as presented with the following exceptions: **(ACTION ITEM)**
 - V&G Iron Works, Inc., (V&G) submitted two bids for the Miscellaneous & Ornamental Iron FSB category. The Attorney General's Office (AGO) has determined that the Awarding Authority must reject this V&G because their bid was obscure.
 - Sparks Company, Inc., did not list sub-subcontractors or themselves to perform the work of "Paragraph E". AGO confirmed that this bid must be rejected.
- **General Contractor Bid Status:** The General Contractor (GC) bid due date was changed from September 25th to September 30th to provide more time for preparation of the GC bids. Pushing this out also puts the award date within the MGL 45-day timeline. Bid results will be shared with the committee and presented at their October 2nd meeting.
- **Testing & Inspection Services:** Pending.
- **Community Outreach:** Review draft outline for outreach efforts/FAQ/events.
- **Storm Water Management Peer Review:** Pending determination of how the cost for these services in the amount of \$8,750 will be paid.

➤ PERMITTING PROCESS:

- Conservation Commission: The Commission follow up meeting was continued until 10/07/24, pending a completed peer review of the stormwater design.
- Planning Board: Meeting was held on 8/13/24. Application was approved contingent on Board of Health, ConCom, and joint peer review.
- MADOT Permit Application/Approvals: Traffic Study and Mass DOT permit application were submitted. Pending review.
- Board of Health: The engineer increased the size of the system to reflect the Board of Health's recommendation to include flow for the service bays. Pending review.

➤ ANTICIPATED PROJECT SCHEDULE (subject to change):

- JUN 23 – AUG 23: PROGRAMMING/SITE INVESTIGATIONS (3 mo.)
- SEP 23 – DEC 23: SCHEMATIC DESIGN (SD) (4 mo.)
- JAN 24 – MAY 24: DESIGN DEVELOPMENT (DD) (4 mo.)
- MAR 24 – JUL 24: CONTRACTOR PREQUALIFICATION (5 mo.)
- MAY 24 – AUG 24: CONSTRUCTION DOCUMENTS (CD) (4 mo.)

- AUG 24 – SEP 24: **CONTRACTOR BIDDING (2 mo.)**
 - 08/08/24: Post Contractor Bidding (Central Register/COMBUYS/Paper)
 - 08/14/24: Bid Documents Available to Contractors/FSB Subcontractors
 - 09/11/24: **FSB Subcontractor Bids Due**
 - 09/18/24: **Building Committee Meeting (Approve Subcontractor Bids)**
 - 09/25/24: General Contractor Bids Due (*must award by 12/2/24*)
 - 10/02/24: **Building Committee Meeting (Approve GC Bids)**
- OCT 24 – NOV 24: **LOCAL APPROVALS/TOWN MEETING/REFERENDUM (2 mo.)**
 - 10/16/24: **BOS Meeting (Approve Warrant Article-Need 35 days to Vote)**
 - 11/18/24: **TOWN MEETING**
 - 11/25/24: **BALLOT REFERENDUM VOTE**
 - 12/04/24: **BOS Meeting-Approve GC Bids (45 days from GC Bids) ***
- DEC 24 – AUG 26: **EXECUTE GC CONTRACT / CONSTRUCTION PHASE (21 mo.)**
- **SEPTEMBER 2026: OCCUPY NEW BUILDING**

➤ **INVOICES:**

- BTGA: Invoice 12232 in the amount of \$58,037.90
- ProjectDog: Invoice 21968 in the amount of \$1,395.00

➤ **PRECONSTRUCTION PROJECT BUDGET & CASH FLOW REPORT:**

Project Budget	Budget	Billed to Date	Balance
OPM Basic Services	\$ 306,000.00	\$ 284,000.00	\$ 22,000.00
A&E: Basic Services	\$ 1,111,036.00	\$ 1,094,826.00	\$ 16,210.00
Acoustical Assessments	\$ 14,500.00	\$ 14,500.00	\$ -
Reimbursable Expenses	\$ 5,000.00	\$ 549.36	\$ 4,450.64
Auxiliary Building Engineering	\$ 24,773.00	\$ 24,273.00	\$ 500.00
A&E Allowances:			
Conservation Permitting	\$ 5,000.00	\$ -	\$ 5,000.00
Wetland Flagging	\$ 1,500.00	\$ 1,500.00	\$ -
MA DOT Permitting	\$ 5,000.00	\$ -	\$ 5,000.00
Expanded Traffic Study	\$ -	\$ -	\$ -
Geotech CD Specifications	\$ 3,000.00	\$ 3,000.00	\$ -
Commissioning Agent	\$ 15,000.00	\$ 5,280.00	\$ 9,720.00
ProjectDog Bidding Host	\$ 1,395.00	\$ 1,395.00	\$ -
Available Contingency	\$ 7,796.00		
Budget Subtotal	\$ 1,500,000.00	\$ 1,429,323.36	\$ 70,676.64

➤ **PROPOSED BUILDING COMMITTEE MEETING DATES:**

- 10/02/24: Building Committee Meeting (*Approve GC Bids*)
- 10/16/24: Joint Building Committee/Board of Selectmen Meeting (Update on Bids)
- 12/04/24: Joint Building Committee/Board of Selectmen Meeting (Award Contract) *

**12/4/24 is now within the maximum time of 45 days per MGL to award the General Contractor the project, based on the new date of 9/30/24 to receive GC bids.*



File Sub-Bid Subcontractor Bids

September 12, 2024 3:00 PM

Contractor	Base Bid	Alt. 1 Tubular Skylights	Total Bid With Alts
SECTION 04 00 01 - MASONRY	\$ 545,871.00		
Costa Brothers Masonry	\$ 626,000.00	\$ -	\$ 626,000.00
Lighthouse Masonry	\$ 660,000.00	\$ -	\$ 660,000.00
Fernandes Masonry	\$ 732,000.00	\$ -	\$ 732,000.00
Marmelo Brothers	\$ 849,000.00	\$ -	\$ 849,000.00
Cenedella Masonry	\$ 939,500.00	\$ -	\$ 939,500.00
SECTION 05 00 01 - MISCELLANEOUS AND ORNAMENTAL METALS	\$ 515,172.50		
L&L Contracting, Inc.	\$ 237,400.00	\$ -	\$ 237,400.00
V&G Ironworks	\$ 248,048.00	\$ -	\$ 248,048.00
V&G Ironworks	\$ 248,842.00	\$ -	\$ 248,842.00
United Steel	\$ 289,000.00	\$ -	\$ 289,000.00
SECTION 07 00 01 - WATERPROOFING, DAMPPROOFING & CAULKING	\$ 144,352.50		
Folan Waterproofing	\$ 135,000.00		\$ 135,000.00
The Waterproofing Company	\$ 173,900.00		\$ 173,900.00
Beacon Waterproofing and Restoration	\$ 190,007.00		\$ 190,007.00
P.J. Spillane Co.	\$ 196,890.00		\$ 196,890.00
SECTION 07 00 02 - ROOFING & FLASHING	\$ 179,550.50		
Greenwood Industries	\$ 214,000.00	\$ -	\$ 214,000.00
Silktown Roofing Inc.	\$ 246,800.00	\$ -	\$ 246,800.00
Stanley Roofing Company	\$ 369,000.00	\$ 122,000.00	\$ 491,000.00
SECTION 08 00 01 - METAL WINDOWS (NA)	\$ 34,180.00		
SECTION 08 00 02 - GLASS & GLAZING			
Aluminum & Glass Concepts, Inc.	\$ 19,353.00	\$ -	\$ 19,353.00
Lizotte Glass Inc.	\$ 24,490.00	\$ -	\$ 24,490.00
Greenfield Glass	\$ 31,525.00	\$ -	\$ 31,525.00
Kapiloff's Glass	\$ 33,940.00	\$ -	\$ 33,940.00
SECTION 09 00 02 - TILE	\$ 18,042.00		
Ayotte and King for Tile	\$ 27,800.00	\$ -	\$ 27,800.00
Capital Carpet & Flooring Specialists	\$ 31,345.00	\$ -	\$ 31,345.00
Pavilion Floors, Inc.	\$ 33,598.00	\$ -	\$ 33,598.00
Select Tile Marble & Flooring	\$ 34,282.00	\$ -	\$ 34,282.00
SECTION 09 00 03 - ACOUSTICAL TILE	\$ 37,287.00		
K&K Acoustical Ceilings LLC	\$ 30,000.00	\$ -	\$ 30,000.00
New England Finish Systems LLC	\$ 33,865.00	\$ -	\$ 33,865.00
H. Carr & Sons, Inc.	\$ 42,800.00	\$ -	\$ 42,800.00
Cheviot Corporation	\$ 71,745.00	\$ -	\$ 71,745.00



File Sub-Bid Subcontractor Bids

September 12, 2024 3:00 PM

Contractor	Base Bid	Alt. 1 Tubular Skylights	Total Bid With Alts
SECTION 09 00 05 - RESILIENT FLOORING	\$ 25,931.00		
Capital Carpet & Flooring Specialists	\$ 24,658.00	\$ -	\$ 24,658.00
Ayotte and King for Tile	\$ 24,900.00	\$ -	\$ 24,900.00
Pavilion Floors, Inc.	\$ 24,980.00	\$ -	\$ 24,980.00
Select Tile Marble & Flooring	\$ 26,582.00	\$ -	\$ 26,582.00
SECTION 09 00 07 - PAINTING	\$ 121,005.00		
King Painting Inc.	\$ 179,900.00	\$ -	\$ 179,900.00
MG Painting Contractors	\$ 201,300.00	\$ -	\$ 201,300.00
M.L. McDonald Sales Co.	\$ 206,500.00	\$ -	\$ 206,500.00
John W. Egan Co. Inc.	\$ 208,400.00	\$ -	\$ 208,400.00
New Generation Painting Co.	\$ 236,000.00	\$ -	\$ 236,000.00
SECTION 21 00 01 - FIRE PROTECTION	\$ 603,371.00		
Yankee Sprinkler	\$ 538,000.00	\$ -	\$ 538,000.00
Cogswell Sprinkler Co., Inc.	\$ 542,125.00	\$ -	\$ 542,125.00
Rustic Fire Protection	\$ 550,000.00	\$ -	\$ 550,000.00
Johnson Controls Fire Protection	\$ 575,000.00	\$ -	\$ 575,000.00
Boston Fire Sprinkler Protection Co.	\$ 649,000.00	\$ -	\$ 649,000.00
Wolverine Fire Protection	\$ 665,270.00		\$ 665,270.00
Carlysle Engineering	\$ 721,500.00	\$ -	\$ 721,500.00
SECTION 22 00 01 - PLUMBING	\$ 1,310,919.50		
Araujo Brothers Plumbing & Heating	\$ 1,325,000.00	\$ -	\$ 1,325,000.00
Robert W. Irvine & Sons, Inc.	\$ 1,567,000.00	\$ -	\$ 1,567,000.00
Harold Brothers Mechancial	\$ 1,667,000.00	\$ -	\$ 1,667,000.00
Grasseschi Plumbing & Heating, Inc.	\$ 1,697,000.00	\$ -	\$ 1,697,000.00
W.F. Lynch	\$ 1,956,000.00	\$ -	\$ 1,956,000.00
SECTION 23 00 01 - HVAC	\$ 2,298,796.00		
CAM HVAC & Construction, Inc.	\$ 1,037,000.00	\$ -	\$ 1,037,000.00
Harold Brothers Mechancial	\$ 1,241,500.00	\$ -	\$ 1,241,500.00
W.F. Lynch	\$ 1,274,000.00	\$ -	\$ 1,274,000.00
N.B. Kenney Company	\$ 1,278,461.00	\$ -	\$ 1,278,461.00
SECTION 26 00 01 - ELECTRICAL	\$ 2,185,156.00		
LeVangie Electric Co., Inc.	\$ 1,770,000.00	\$ -	\$ 1,770,000.00
Wayne J. Griffin Electric Inc.	\$ 1,957,000.00	\$ -	\$ 1,957,000.00
Systems Contracting, Inc.	\$ 2,199,000.00	\$ -	\$ 2,199,000.00
M-V Electrical Contractors, Inc.	\$ 2,256,050.00	\$ -	\$ 2,256,050.00
AMP Electrical Inc.	\$ 2,299,000.00	\$ -	\$ 2,299,000.00
American Electrical Construction Inc.	\$ 2,798,000.00	\$ -	\$ 2,798,000.00
Sparks Company, Inc.	\$2,813,485.00	\$ -	\$ 2,813,485.00



File Sub-Bid Subcontractor Bids

September 12, 2024 3:00 PM

Contractor	Base Bid	Alt. 1 Tubular Skylights	Total Bid With Alts

TOTAL LOW BASE BID FSB AMOUNT: \$ 6,164,111.00

TOTAL COST ESTIMATE FSB AMOUNT: \$ 8,019,634.00

OVER COST ESTIMATE \$ (1,855,523.00)

Contractor	Base Bid	Alternate 1 Tubular Skylights	Total Bid With Alts	Addenda	Bid Signed	Bid Bond	Company Info	Prevailing Wages	Affidavit of Compliance	Non- Coll Cert	DCAM Cert	DCAM Update	Restrictions	Paragraph E - Sub- Sub Listings
SECTION 04 00 01 - MASONRY	\$ 545,871.00													
Costa Brothers Masonry	\$ 626,000.00	\$ -	\$ 626,000.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
Lighthouse Masonry	\$ 660,000.00	\$ -	\$ 660,000.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
Fernandes Masonry	\$ 732,000.00	\$ -	\$ 732,000.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
Marmelo Brothers	\$ 849,000.00	\$ -	\$ 849,000.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
Cenedella Masonry	\$ 939,500.00	\$ -	\$ 939,500.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
SECTION 05 00 01 - MISCELLANEOUS AND ORNAMENTAL METALS	\$ 515,172.50													
L&L Contracting, Inc.	\$ 237,400.00	\$ -	\$ 237,400.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
V&G Ironworks	\$ 248,048.00	\$ -	\$ 248,048.00	1 2 3 4 5	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
V&G Ironworks	\$ 248,842.00	\$ -	\$ 248,842.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
United Steel	\$ 289,000.00	\$ -	\$ 289,000.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	CTA Construction	NONE
SECTION 07 00 01 - WATERPROOFING, DAMPROOFING & CAULKING	\$ 144,352.50													
Folan Waterproofing	\$ 135,000.00		\$ 135,000.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
The Waterproofing Company	\$ 173,900.00		\$ 173,900.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
Beacon Waterproofing and Restoration	\$ 190,007.00		\$ 190,007.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
P.J. Spillane Co.	\$ 196,890.00		\$ 196,890.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
SECTION 07 00 02 - ROOFING & FLASHING	\$ 179,550.50													
Greenwood Industries	\$ 214,000.00	\$ -	\$ 214,000.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	D.A. Sullivan & Sons	NONE
Siltkown Roofing Inc.	\$ 246,800.00	\$ -	\$ 246,800.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	CTA Construction	NONE
Stanley Roofing Company	\$ 369,000.00	\$ 122,000.00	\$ 491,000.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
SECTION 08 00 01 - METAL WINDOWS (NA)	\$ 34,180.00													
SECTION 08 00 02 - GLASS & GLAZING														
Aluminum & Glass Concepts, Inc.	\$ 19,353.00	\$ -	\$ 19,353.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	H.V. Collins Company	NONE
Lizotte Glass Inc.	\$ 24,490.00	\$ -	\$ 24,490.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
Greenfield Glass	\$ 31,525.00	\$ -	\$ 31,525.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
Kapiloff's Glass	\$ 33,940.00	\$ -	\$ 33,940.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
SECTION 09 00 02 - TILE	\$ 18,042.00													
Ayotte and King for Tile	\$ 27,800.00	\$ -	\$ 27,800.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
Capital Carpet & Flooring Specialists	\$ 31,345.00	\$ -	\$ 31,345.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	GVW, CJM Services Nauset Construction, Nelco Worldwide, Vareika Construction	NONE
Pavilion Floors, Inc.	\$ 33,598.00	\$ -	\$ 33,598.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	GVW Inc., CJM Services, Enfield Builders, Vareika Construction, B.C. Construction	NONE
Select Tile Marble & Flooring	\$ 34,282.00	\$ -	\$ 34,282.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
SECTION 09 00 03 - ACOUSTICAL TILE	\$ 37,287.00													
K&K Acoustical Ceilings LLC	\$ 30,000.00	\$ -	\$ 30,000.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
New England Finish Systems LLC	\$ 33,865.00	\$ -	\$ 33,865.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
H. Carr & Sons, Inc.	\$ 42,800.00	\$ -	\$ 42,800.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
Cheviot Corporation	\$ 71,745.00	\$ -	\$ 71,745.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
SECTION 09 00 05 - RESILIENT FLOORING	\$ 25,931.00													
Capital Carpet & Flooring Specialists	\$ 24,658.00	\$ -	\$ 24,658.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	GVW, CJM Services Nauset Construction, Nelco Worldwide, Vareika Construction	NONE
Ayotte and King for Tile	\$ 24,900.00	\$ -	\$ 24,900.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
Pavilion Floors, Inc.	\$ 24,980.00	\$ -	\$ 24,980.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	GVW Inc., CJM Services, Enfield Builders, Vareika Construction, B.C. Construction	NONE
Select Tile Marble & Flooring	\$ 26,582.00	\$ -	\$ 26,582.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
SECTION 09 00 07 - PAINTING	\$ 121,005.00													
King Painting Inc.	\$ 179,900.00	\$ -	\$ 179,900.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
MG Painting Contractors	\$ 201,300.00	\$ -	\$ 201,300.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
M.L. McDonald Sales Co.	\$ 206,500.00	\$ -	\$ 206,500.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	NO	NONE
John W. Egan Co. Inc.	\$ 208,400.00	\$ -	\$ 208,400.00	1 2 3 4 5 6	Y	Y	Y	Y	Y	Y	Y	Y	CTA and Vanguard	NONE

Contractor	Base Bid	Alternate 1 Tubular Skylights	Total Bid With Alts	Addenda		Bid Signed	Bid Bond	Company Info	Prevailing Wages	Affidavit of Compliance	Non-Coll Cert	DCAM Cert	DCAM Update	Restrictions	Paragraph E - Sub-Sub Listings	
New Generation Painting Co.	\$ 236,000.00	\$ -	\$ 236,000.00	1	2	3	4	5	6	Y	Y	Y	Y	Y	NO	NONE
SECTION 21 00 01 - FIRE PROTECTION	\$ 603,371.00															
Yankee Sprinkler	\$ 538,000.00	\$ -	\$ 538,000.00	1	2	3	4	5	6	Y	Y	Y	Y	Y	NO	NONE
Cogswell Sprinkler Co., Inc.	\$ 542,125.00	\$ -	\$ 542,125.00	1	2	3	4	5	6	Y	Y	Y	Y	Y		
Rustic Fire Protection	\$ 550,000.00	\$ -	\$ 550,000.00	1	2	3	4	5	6	Y	Y	Y	Y	Y	NO	NONE
Johnson Controls Fire Protection	\$ 575,000.00	\$ -	\$ 575,000.00	1	2	3	4	5	6	Y	Y	Y	Y	Y	NO	NONE
Boston Fire Sprinkler Protection Co.	\$ 649,000.00	\$ -	\$ 649,000.00	1	2	3	4	5	6	Y	Y	Y	Y	Y	NO	NONE
Wolverine Fire Protection	\$ 665,270.00		\$ 665,270.00	1	2	3	4	5	6	Y	Y	Y	Y	Y		
Carlisle Engineering	\$ 721,500.00	\$ -	\$ 721,500.00	1	2	3	4	5	6	Y	Y	Y	Y	Y	NO	NONE
SECTION 22 00 01 - PLUMBING	\$ 1,310,919.50															
Araujo Brothers Plumbing & Heating	\$ 1,325,000.00	\$ -	\$ 1,325,000.00	1	2	3	4	5	6	Y	Y	Y	Y	Y	NO	Insulation - SELF Vehicle Fueling Station - MECO Environmental
Robert W. Irvine & Sons, Inc.	\$ 1,567,000.00	\$ -	\$ 1,567,000.00	1	2	3	4	5	6	Y	Y	Y	Y	Y	NO	Insulation - SELF Vehicle Fueling Station - MECO Environmental
Harold Brothers Mechancial	\$ 1,667,000.00	\$ -	\$ 1,667,000.00	1	2	3	4	5	6	Y	Y	Y	Y	Y	NO	Insulation - Viking Vehicle Fueling Station - MECO Environmental
Grasseschi Plumbing & Heating, Inc.	\$ 1,697,000.00	\$ -	\$ 1,697,000.00	1	2	3	4	5	6	Y	Y	Y	Y	Y	NO	Insulation - Viking Vehicle Fueling Station - MECO Environmental
W.F. Lynch	\$ 1,956,000.00	\$ -	\$ 1,956,000.00	1	2	3	4	5	6	Y	Y	Y	Y	Y	NO	Insulation - Viking Vehicle Fueling Station - MECO Environmental
SECTION 23 00 01 - HVAC	\$ 2,298,796.00															
CAM HVAC & Construction, Inc.	\$ 1,037,000.00	\$ -	\$ 1,037,000.00	1	2	3	4	5	6	Y	Y	Y	Y	Y	New England Builders and BC Construction	Duct - Viking Sheet Metal - Self T&B - Airadigm ATC - Airmasters
Harold Brothers Mechancial	\$ 1,241,500.00	\$ -	\$ 1,241,500.00	1	2	3	4	5	6	Y	Y	Y	Y	Y	NO	Duct- KMK Sheet Metal - Hughes T&B Airadigm ATC - Trane
W.F. Lynch	\$ 1,274,000.00	\$ -	\$ 1,274,000.00	1	2	3	4	5	6	Y	Y	Y	Y	Y	NO	Ductwork - Self ATC - Trane Insulation - KMK T&B - Tekon
N.B. Kenney Company	\$ 1,278,461.00	\$ -	\$ 1,278,461.00	1	2	3	4	5	6	Y	Y	Y	Y	Y	NO	Duct Insulation - KMK Sheet Metal - Quality Air Metals T&B Integra Testing Services ATC - Trane
SECTION 26 00 01 - ELECTRICAL	\$ 2,185,156.00															
LeVangie Electric Co., Inc.	\$ 1,770,000.00	\$ -	\$ 1,770,000.00	1	2	3	4	5	6	Y	Y	Y	Y	Y	CTA Construction Managers	Computer Wiring - Bear Communications and LECO Lightning Protection - LECO and Morse Collins remaining sections - Self Perform
Wayne J. Griffin Electric Inc.	\$ 1,957,000.00	\$ -	\$ 1,957,000.00	1	2	3	4	5	6	Y	Y	Y	Y	Y	NO	Distributed Antenna - WJGEI/TCI Lightning Protection - Morse Collins remaining sections - Self perform

**File Sub-Bid Subcontractor Bids**

September 12, 2024 3:00 PM

Contractor	Base Bid	Alternate 1 Tubular Skylights	Total Bid With Alts	Addenda		Bid Signed	Bid Bond	Company Info	Prevailing Wages	Affidavit of Compliance	Non- Coll Cert	DCAM Cert	DCAM Update	Restrictions	Paragraph E - Sub- Sub Listings	
Systems Contracting, Inc.	\$ 2,199,000.00	\$ -	\$ 2,199,000.00	1	2	3	4	5	6	Y	Y	Y	Y	Y	NO	Distributed Antenna - Systems and NE BDAs Lightning Protection - Systems and Morse Collins remaining sections - Self perform
M-V Electrical Contractors, Inc.	\$ 2,256,050.00	\$ -	\$ 2,256,050.00	1	2	3	4	5	6	Y	Y	Y	Y	Y	NO	Lightning Protection - B&B Lightning Protection remaining work - self performed
AMP Electrical Inc.	\$ 2,299,000.00	\$ -	\$ 2,299,000.00	1	2	3	4	5	6	Y	Y	Y	Y	Y	NO	Computer Wiring - Bearcom Lightning Protection - North East Lightning Protection, LLC Security - Shanix Technology
American Electrical Construction Inc.	\$ 2,798,000.00	\$ -	\$ 2,798,000.00	1	2	3	4	5	6	Y	Y	Y	Y	Y	CTA Construction Managers	Lightning Protection - B&B Lightning Protection remaining work - self performed
Sparks Company, Inc.	\$2,813,485.00	\$ -	\$ 2,813,485.00	1	2	3	4	5	6	Y	Y	Y	Y	Y	NO	NONE

TOTAL LOW BASE BID FSB AMOUNT: \$ 6,164,111.00

TOTAL COST ESTIMATE FSB AMOUNT: \$ 8,019,634.00

OVER COST ESTIMATE \$ (1,855,523.00)

DRAFT

Community Outreach Campaign

Seekonk DPW Complex

9/18/2024

- Project Website
 - Confirm all reports, videos, presentations and meeting minutes are current
 - Costs for not storing equipment indoors
 - Original video of existing DPW conditions
 - Share link in all communications to the public – QR code created by BTGA
 - FAQs
- Frequently Asked Questions (FAQ)
 - Need to develop questions and answers
 - Include in all informational communications
- Social Media and Media Outlets
 - Konk Konnect  Seekonk Reporter
 - Seekonk Residents  Local Access TV
- Public Forum/Local Presentations
 - Pumpkin Somethin' – Saturday 9/21/24 10am-3pm. *Table with trifold pamphlet and two boards with renderings, site plan and building layout.*
 - Finance Committee – date?
 - Senior Center?
 - Others?
- Informational Communications
 - Flyers/Postcard/Mailers/Email Blast to Residents
 - Presentation Boards & Banners at public buildings/DPW Transfer Site
 - Library, Senior Center
 - Police/Fire/Schools
 - Original video of existing DPW conditions
 - Others?
- Timeline
 - Develop schedule for all outreach events & task deadlines
- Political Advocate Committee (PAC)
 - Is this possible for this project?

DRAFT FREQUENTLY ASKED QUESTIONS (FAQ)

What is the project?

Why do we need this and now?

What's wrong with their current facility?

Where is located?

How close is the building from the residential properties?

Is anything being done to help with the acoustics and visual barriers?

Were there other properties to consider?

What is the estimated cost for the project?

When will we have actual costs?

When do we vote on this project?

Does this change how we do business with DPW?

What is the schedule?

Was a smaller design/building investigated?

Why do we need a garage, and does it need to be that large?

What is the building material and how long will it last?

Did the building committee look for ways to reduce costs?

Where can we get more information?

How can I get involved?

Who is on the building committee?

Who is the architect?

Who is the owner's project manager?

Brewster Thornton Group Architects, LLP

317 Iron Horse Way Suite 202
Providence, RI 02908, United States
Tel: 401 861 1600 Fax: 401-861-5588
brewsterthornton@accountingdepartment.com

INVOICE

Town of Seekonk MA
Town Administrator's Office
Attn: Shawn Cadime
Seekonk, MA 02771

INVOICE DATE: 8/31/2024
INVOICE NO: 12232
BILLING THROUGH: 8/31/2024

2313 - Seekonk DPW

Managed By: Christine M Shea

DESCRIPTION	CONTRACT AMOUNT	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT AMOUNT
2313 - Seekonk DPW - PreDesign	\$94,132.00	100.00	\$94,132.00	\$94,132.00	\$0.00
2313 - Seekonk DPW - Schematic Design	\$216,740.00	100.00	\$216,740.00	\$216,740.00	\$0.00
2313 - Seekonk DPW - Design Development	\$405,296.00	100.00	\$405,296.00	\$405,296.00	\$0.00
2313 - Seekonk DPW - Construction Documents	\$362,448.00	100.00	\$362,448.00	\$326,203.20	\$36,244.80
2313 - Seekonk DPW - Bidding	\$32,420.00	50.00	\$16,210.00	\$0.00	\$16,210.00
2313 - Seekonk DPW - Construction Administration	\$317,950.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Reimbursables	\$5,000.00	10.99	\$549.36	\$396.16	\$153.20 \$101.20
2313 - Seekonk DPW - Conservation Commission Allowance	\$5,000.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Energy Model	\$18,000.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Flagging of Wetlands	\$1,500.00	100.00	\$1,500.00	\$1,500.00	\$0.00
2313 - Seekonk DPW - Permitting through DOT Allowance	\$5,227.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - COS 1 Auxiliary Buildings	\$27,273.00	100.00	\$27,273.00	\$19,091.10	\$8,181.00 \$5,181.90
2313 - Seekonk DPW - Mass DEP Reporting Allowance	\$25,000.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Geotechnical CD Specification Allowance	\$3,000.00	100.00	\$3,000.00	\$2,700.00	\$300.00
2313 - Seekonk DPW - Geotechnical CA Allowance	\$35,000.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Interior and Exterior Acoustic Assessment	\$14,500.00	100.00	\$14,500.00	\$14,500.00	\$0.00
TOTAL	\$1,568,486.00		\$1,141,648.36	\$1,080,558.46	\$61,089.90
				SUBTOTAL	\$61,089.90
				AMOUNT DUE THIS INVOICE	\$61,089.90

This invoice is due on 9/30/2024
\$58,037.90

Projectdog, Inc

18 Graf Rd, Suite 8
Newburyport, MA 01950
+19784999014
ejc@projectdog.com
www.Projectdog.com

**INVOICE**

BILL TO
Town of Seekonk
100 Peck Street
Seekonk, MA 02771

INVOICE 21968
DATE 08/16/2024
TERMS Net 30
DUE DATE 09/15/2024

BID COORDINATOR
Helen

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
E-Bid	Project: Seekonk Department of Public Works Complex (Projectdog # 863432)	1	1,395.00	1,395.00
<hr/>				
Thank you for your prompt payment via Direct Bank Deposit, Credit Card, or mailed check.	SUBTOTAL			1,395.00
	TAX			0.00
	TOTAL			1,395.00
	BALANCE DUE			\$1,395.00

TOWN OF SEEKONK

DEPARTMENT OF PUBLIC WORKS BUILDING COMMITTEE

DATE: Wednesday, September 4, 2024

TIME: 4:30 p.m.

PLACE: <https://us06web.zoom.us/j/84500488214?pwd=iNQm1t2dZxFT05iSJbClupQLRPaeOW.1>
MEETING MINUTES

Present: John Pozzi, Chair; Kevin Hurst, Edward Monigan

Absent: Michelle Hines, Michael Gagne

Attendees: David Cabral, Shawn Cadime Town Administrator, Jennifer Argo, Chris (BoS), Marybeth Carney, CGA Project Management (CGA); Dan Tavares, (CGA)

A. Call to Order: Chairman John Pozzi opened the Building Committee meeting 4:30 PM.

B. OPM Report:

1. CGA provided updates on activities held since the previous Building Committee meeting.
2. Construction Documents were available to contractors on 8/14/24. The Project Team is receiving and coordinating answers in addenda for contractor's Request for Information (RFI). The fourth addendum would be issued by the end of the week. Many prequalified General Contractors have been submitting RFIs, which indicates their interest in the project. CGA will forward instructions for the Building Committee to access the bid opening on Projectdog and share the bid tabulation identifying which subcontractors bid the project and for what amount. Filed Subcontractor Bids are due on 09/11/24 at 3PM and General Contractors on 09/25/24.
3. CGA mentioned that the project needs to hire an independent Testing Agency prior to the General Contractor starting onsite. The budget includes a \$100,000 line item for Testing, which will be further reviewed. CGA stated that they would request quotes from several qualified companies which will be shared with the Building Committee in the future.
4. CGA shared a list of possible options for the community outreach effort scheduled for the next two months. Items included posts on social media, public forums, flyers, local access TV, email blasts and posting banners and posters at key locations. D. Tavares recommended enlisting a core group of people that can send out information and post on the project website, starting with Frequently Asked Questions (FAQ). Public forums could be held, presenting at town boards, including the Finance Committee, to address any questions prior to Town Meeting. D. Tavares suggested posting the existing conditions video the DPW to the project website. BTGA would support the outreach campaign with images, graphics, and project related information. BTGA has \$5,000 for reimbursable expenses in their preconstruction budget, which could be used for printing the banners and signs. D. Tavares reminded the Building Committee that they could not ask for a "Yes" vote, only provide the facts. He noted that for school projects, typically a Political Action Committee (PAC) would be formed, who could push the 'Yes' vote, but it was unclear if a DPW project could do the same. A schedule will be created for the outreach events and task deadlines. Signs, banners and boards should be posted around town in the next few weeks, J. Pozzi recommended posting information at the Town Library. Information to be posted on the Project Website should be sent through S. Cadime.

5. E. Monigan suggested having a table at the “Pumpkin Somethin” event at the Aitken School on 9/21/24. The event is well attended by the town and provides an opportunity to inform the residents about the project. Possibly handing out pamphlets with project facts or a QR code to the project website. S. Cadime will coordinate the event with the PTO.
6. The Conservation Commission approval is contingent on a Stormwater Management peer review. The quote for the review from Weston and Sampson is \$8,750. D. Tavares asked if the cost of the review was to be paid out of the project budget or if there was a budget at the town level. S. Cadime explained that the applicant usually has to pay for the peer review, but the town would work with CGA to confirm where the funds would come from. D. Cabral noted that the first quote the Planning Department received for the review was \$15,000. The Planning Department reached out and received a second quote for \$8,750. S. Cadime will work with the Planning Department to confirm the cost.
7. The Town permitting process includes a follow up Conservation Commission meeting on 9/09/24. The Commission requested the engineer refresh the wetland flags, which they did. The Planning Board meeting was held on 8/13/24, and the project application was approved contingent on Board of Health, and the Conservation Commission peer review. The MassDOT permit was submitted and included a traffic study, which will be shared.
8. A reminder that the Town Meeting to vote on the project is on 11/18/24 and the Town Ballot Referendum vote would be on 11/25/24. The article language vote is being coordinated with the Board of Selectmen.

C. Review and Approve Invoices:

1. Kevin Hurst made the motion to recommend CGA Invoices DPW-016 in the amount of \$30,000 and DPW-017 in the amount of \$30,000, pending S. Cadime’s approval. The motion was seconded by Ed Monigan. The vote was unanimously approved.
2. Kevin Hurst made the motion to recommend NV5 Invoices 398842 in the amount of \$792 and 403055 in the amount of \$440.00, pending S. Cadime’s approval. The motion was seconded by Ed Monigan. The vote was unanimously approved.
3. Kevin Hurst made the motion to recommend BTGA Invoice 12170 in the amount of \$134,362.88 for S. Cadime’s approval. The motion was seconded by Ed Monigan seconded the motion. The vote was unanimously approved.
4. The building committee tabled voting on the Projectdog invoice.

D. Review and Approve Meeting Minutes:

Kevin Hurst made the motion to approve meeting minutes from 7/22/2024. The vote was seconded by Ed Monigan. The vote was unanimously approved.

E. Other topics not reasonable anticipated by the Chairman 48 hours before the meeting: None

F. Public Comment: None.

G. Schedule Next Meetings:

09/18/24 Building Committee meeting to approve FSB Bids at 4:30PM, virtual.
10/02/24 Building Committee meeting to approve GC bids

H. Adjournment: K. Hurst made the motion to adjourn the meeting at 5:10PM. Ed Monigan seconded the motion. The vote was unanimously approved.