



Town of Ashland

MASSACHUSETTS

Public Safety Building Committee Minutes January 29, 2021 – 12:00 PM

<https://us02web.zoom.us/j/87494741369?pwd=K2YwY05xOGRNODZrV2MxL1R2bnhNdz09>

Call Meeting to Order

Attending: Joe Magnani, Steve Mitchell, Keith Robie, Vin Alfano, Paul Carpenter, Brett Walker, Michael Herbert, and Jenn Ball

Guests: Paula Cartridge, Janet Slemenda, Amy Dunlap, Jon Vertex, and Dennis Giombetti

Order of Business

Joe Magnani opened the meeting and thanked the committee for their work over the last two years. He then turned the meeting over to Jon Lemieux, the Town's OPM, explained that HKT and the design subcontractors have re-reviewed all the plans and specifications to ensure that nothing was left out of the bid documents. Jon and Jenn Ball have continued to vet the low bidder. Since the last meeting DCAMM issued CTA (the low bidder) a recertification. This new certification form lists 17 projects, 1 failed project (West Bridgewater). The average score was 87.

Jon reviewed the DCAMM comments and had reached out to get clarification on how to review the MassDOT evaluation sheet, which was received by the union representatives. DCAMM informed Jon that it should not be considered because the owner asked to rescind it until the project is completely finished. Jenn had a follow-up conversation with the MassDOT OPM regarding their current work with CTA. The committee asked Jon and Jenn to continue to vet the low bidder. Additionally, the committee agreed that it would like to discuss some of the concerns highlighted in the reference checks with the contractor. The committee asked to have them at the next meeting.

Members of the committee also asked Jon to explain the role of the OPM and designers during construction. Jon explained that as part of the HKT contract they have construction oversight, which allows them to review submittals from the contractor. Additionally, as the role of OPM, the Town will have a project manager from Vertex that will be on the site each day to oversee the contractor and act as the Town's clerk of the works. The committee will outline the approval process for any requested change order in the project. This will be discussed further at a future meeting.

Steve Mitchell made a motion to adjourn. This was seconded by Michael Herbert. It passed unanimously.

Adjournment

Steve Mitchell made a motion to adjourn. This was seconded by Michael Herbert. It passed unanimously.

Meeting Materials:

No materials were reviewed.

This agenda is subject to change and includes those items reasonably anticipated by the Chair to be discussed at the meeting. Not all agenda items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.



Ashland Public Safety Project Building Committee Meeting

Ashland, MA

January 29, 2021



AGENDA

1. Review Town Meeting and Town Election results
2. Discuss status of the contract for construction



TOWN MEETING / ELECTION RESULTS

Town Meeting
January 23, 2021

Vote	Total
YES	956
NO	22

97.8% passing

Ballot
January 27, 2021

Vote	Total
YES	1557
NO	205

88.4% passing



AGENDA

- ~~1. Review Town Meeting and Town Election results~~
2. Discuss status of the contract for construction



POST-BID DUE DILIGENCE

1. Bid spread concerns
 - a) Contacted CTA to confirm any concerns with plans
 - i. Schedule (tight but bid with 14-month duration)
 - ii. Suggested contingency for additional ledge beyond 7,000 CY
 - b) Contacted HKT regarding any possible design misses
 - i. HKT contacted all subconsultants
 - ii. Consultants came back with a shortlist of items, however none were significant



POST-BID DUE DILIGENCE

2. DCAM file requested for top three (3) bidders
 - a) Reviewed scoring for 18 projects included
 - b) Received updated DCAM certificate for CTA (01/22/21)
 - i. \$107M single project limit / \$251M aggregate
 - ii. 17 projects
 - iii. 1 failed project (West Bridgewater MHS – 2016)
 - iv. Average score - 87

The VERTEX Companies, Inc.
New Ashland Public Safety Building
Total Project Budget as of December 29, 2020

Item	Description	A	B	C	D	E	F = D - E	G = C - D	H = E / J	I	J = D + I
		CD Budget	Change	Current Budget	Committed Costs	Expended	Unspent	Remaining Budget	% Complete (of Committed)	CTC (beyond committed)	Ant. Cost @ Completion
1	Construction	\$22,145,000	\$0	\$22,145,000	\$0	\$0	\$0	\$22,145,000	#DIV/0!	\$0	\$0
2	Construction - Builder's Risk	\$35,000	\$0	\$35,000	\$0	\$0	\$0	\$35,000	#DIV/0!	\$0	\$0
3	Construction - Traffic signal	\$300,000	\$0	\$200,000	\$0	\$0	\$0	\$200,000	#DIV/0!	\$0	\$0
4	Design - A/E Fees	\$2,135,168	\$0	\$2,135,168	\$2,135,168	\$0	\$2,135,168	\$0	0.0%	\$0	\$2,135,168
5	Design - A/E fees - allw for Add'l Serv.	\$218,283	\$0	\$218,283	\$0	\$0	\$0	\$218,283	#DIV/0!	\$0	\$0
6	Design - Reimbursable expenses	\$120,000	\$0	\$20,000	\$0	\$0	\$0	\$20,000	#DIV/0!	\$0	\$0
7	Design - Tel/Data Consultant	\$50,000	\$0	\$50,000	\$0	\$0	\$0	\$50,000	#DIV/0!	\$0	\$0
8	Design - Traffic Signal Design	\$50,000	\$0	\$50,000	\$0	\$0	\$0	\$50,000	#DIV/0!	\$0	\$0
9	OPM - SD through Bidding	\$133,950	\$0	\$133,950	\$133,950	\$0	\$133,950	\$0	0.0%	\$0	\$133,950
10	OPM - CA	\$542,454	\$0	\$542,454	\$0	\$0	\$0	\$542,454	#DIV/0!	\$0	\$0
11	MEP Commissioning	\$50,000	\$0	\$50,000	\$0	\$0	\$0	\$50,000	#DIV/0!	\$0	\$0
12	Envelope Commissioning	\$50,000	\$0	\$50,000	\$0	\$0	\$0	\$50,000	#DIV/0!	\$0	\$0
13	Construction Testing	\$100,000	\$0	\$50,000	\$0	\$0	\$0	\$50,000	#DIV/0!	\$0	\$0
14	FFE & Equipment	\$600,000	\$0	\$600,000	\$0	\$0	\$0	\$600,000	#DIV/0!	\$0	\$0
15	Computer Equipment & Network	\$150,000	\$0	\$150,000	\$0	\$0	\$0	\$150,000	#DIV/0!	\$0	\$0
16	Radio & Dispatch Equipment	\$800,000	\$0	\$200,000	\$0	\$0	\$0	\$200,000	#DIV/0!	\$0	\$0
17	Telephone Equipment	\$50,000	\$0	\$50,000	\$0	\$0	\$0	\$50,000	#DIV/0!	\$0	\$0
18	Security and CCTV	included in GC scope	\$0	\$400,000	\$0	\$0	\$0	\$400,000	#DIV/0!	\$0	\$0
19	Station alerting	included in GC scope	\$0	\$100,000	\$0	\$0	\$0	\$100,000	#DIV/0!	\$0	\$0
20	Expenses - Topo & Utility Survey	\$15,000	\$0	\$15,000	\$0	\$0	\$0	\$15,000	#DIV/0!	\$0	\$0
21	Expenses - Printing & Electronic bidding	\$10,000	\$0	\$10,000	\$0	\$0	\$0	\$10,000	#DIV/0!	\$0	\$0
22	Expenses - Moving	\$40,000	\$0	\$40,000	\$0	\$0	\$0	\$40,000	#DIV/0!	\$0	\$0
23	Expenses - Utility Fees & Backcharges	\$500,000	\$0	\$400,000	\$0	\$0	\$0	\$400,000	#DIV/0!	\$0	\$0
24	Construction Contingency	\$1,507,250	\$0	\$1,507,250	\$0	\$0	\$0	\$1,507,250	#DIV/0!	\$0	\$0
	Soft Cost Contingency	\$300,000	\$0	\$400,000	\$0	\$0	\$0	\$400,000	#DIV/0!	\$0	\$0
25	Bid Savings	\$1,011,466	\$0	\$1,361,466	\$0	\$0	\$0	\$1,361,466	#DIV/0!	\$0	\$0
	Total Project Budget	\$30,913,571	\$0	\$30,913,571	\$2,269,118	\$0	\$2,269,118	\$28,644,453	0.0%	\$0	\$2,269,118

The VERTEX Companies, Inc.
New Ashland Public Safety Building
GC Bid Results - December 29, 2020 - 1:00 PM

No.	Firm	Bid	Delta to low (\$)	Delta to low (%)	Cost / sf
1	CTA Construction	\$ 22,145,000			\$ 529
2	Hutter Construction	\$ 23,250,000	\$ 1,105,000	5.0%	\$ 556
3	DA Sullivan	\$ 23,725,000	\$ 1,580,000	7.1%	\$ 567
4	Fontaine Bros	\$ 23,841,000	\$ 1,696,000	7.7%	\$ 570
5	J&J Contractors	\$ 24,507,000	\$ 2,362,000	10.7%	\$ 586
6	WES Construction	\$ 28,900,000	\$ 6,755,000	30.5%	\$ 691

CD budget \$ 29,363,322 \$ 701.92
 Apparent low \$ 22,145,000 \$ 529.37
 Difference to CD \$ (7,218,322)

For due diligence purposes, will carry the following:

CD budget \$ 29,363,322 \$ 701.92
 Apparent low \$ 23,725,000 \$ 567.14
 Difference to CD \$ (5,638,322)

What's next?

Complete our due diligence:

1. Request DCAM files
2. High-level review of bid with low bidder
3. HKT to review plans and specifications
4. Prepare overall final project budget

Public Safety Building Project

Ashland Public Safety Building



Total Project Budget

Description	Cost	Notes
Construction (building and site)	\$ 22,445,000	GC bid; traffic signal work
FFE - Technology - Communications	\$ 1,600,000	FFE, IT, radios, dispatch, tower
Design	\$ 2,559,880	Designer fees
OPM	\$ 676,400	OPM fees
Other Administrative Costs	\$ 800,000	Builder's Risk, commissioning, testing, utility fees
Contingency	\$ 2,818,720	For hard and soft costs
Total Project Budget	\$ 30,900,000	
Less Prior Appropriation	\$ (3,500,000)	
2021 Town Meeting Request	\$ 27,400,000	