

Finance Subcommittee Meeting
Thursday, November 12, 2020
Conducted by Remote Participation
4:00 pm – 5:00 pm

Meeting Minutes

Attendance:

Adam Chapdelaine, Sandy Pooler, Brian Rehrig, Mike Mason, Kate Loosian,
Frank Callahan (AHSBC non-voting member)
Jim Burrows, Victoria Clifford, Skanska USA Building, Inc.

Call to order: 4:04 pm.

Adam Chapdelaine, Town Manager, opened the meeting conducted by remote participation as outlined in Governor Baker's order suspending certain provisions of the open meeting law on March 12, 2020, and explained how votes would be taken.

- Requisition Review/Approval
 - Brian Rehrig asked why Riggs included a markup cost.
 - Skanska answered that Riggs is a self-performing contractor (Consigli owned). Self-performing work can be marked up.
 - Kate expressed concern that CO5 includes a 10% markup of GR Labor.
 - Skanska confirmed that only self-perform Consigli Subcontracted change work can be marked-up.
 - Frank Callahan asked why COVID-19 charges are being charged to the Owner?
 - Skanska explained that the costs are considered above reasonable assumption. COVID costs will be carried in the GMP as an allowance. All COVID change orders will be absorbed by the GMP allowances and will not hit the construction contingencies.
 - Skanska noted that the Town is receiving some reimbursements for COVID costs through CARES Act.
 - Frank Callahan noted that he hears confusion among many different projects on who should carry COVID costs.
 - Sandy Pooler asked Frank Callahan to keep the subcommittee in the loop on future developments.
 - Skanska explained that there is retainage release included in AHS Requisition #7. Skanska explained that 5% retainage is held until the end of the project, then it is released to the Owner. We are receiving retainage release for Parmenter and Early Bid Packages. Retainage is now under review for Parmenter.
 - Kate Loosian requested that Consigli provides a retainage release summary with the requisition for future releases.
- Change Order Review/Approval
 - Skanska gave a summary of AHS CO #6.
 - Kate Loosian asked if the water line hours were verified.
 - Skanska confirmed that they were.
 - Kate Loosian asked if the Eversource cost impacts are complete?

- Brian Rehrig commented that he is relieved to see there are no outliers in the bids.
 - Frank Callahan had the following comments/questions on the bids:
 - Frank expressed concern that the Electrical bid from Wayne J. Griffin is to see 20% under the budget and the Mics. Metals low bid from Avid Ironworks is 30% under the estimate. Frank asked if Skanska is confident that these subs can do their job at the price presented.
 - Skanska confirmed that they are comfortable where the other bids came in – there is no outlier between the lowest bid and the second-lowest bid. We will be looking at holding allowances for electrical and mics. metal changes.
 - Frank Callahan asked if Skanska is confident in the 100% CD Drawings.
 - Skanska confirmed, yes.
 - Frank Callahan if there has been an unusual amount of Electrical RFI's to date.
 - Skanska answered that the electrical RFI's are on par with other projects we have worked on.
 - Kate Loosian asked if Consigli's MEP coordinator to do a drawing review. Kate Loosian added that the Contract has language that holds the subcontractors accountable – if it can be inferred in the drawings, the subcontractor owns it.
 - Skanska answered that Consigli has been providing constructability reviews at the DD stage, 60% CD stage, 90% CD, and 100% CD.
 - Skanska added that there will be contingency in the GMP to cover and electrical changes.
 - Skanska explained the GMP strategy to be presented to the SBC. Sandy Pooler requested that a GMP scenario is presented in a chart or diagram so that the SBC can digest it. Skanska to draft a summary for the SBC.
- Eversource Review
 - Skanska explained that due to Eversource's delay, a temporary generator was needed for the power turnover. Skanska will be following up with a full cost summary.
 - Kate Loosian asked that Skanska gives a heads up of when future Eversource work is scheduled so that she and others on the committee can reach out to their Eversource contacts. 2ergbn
 - Skanska agreed and thanked Brian Rehrig for reaching out to his contact on the last round of Eversource work.
 - KFDA Contract Review
 - Skanska updated the group that the Risk Consultants, KFDA, went over budget and gave no notice. We have come to an agreement to close out their account for \$11K.
 - Sandy Pooler suggested we pay KFDA and move on.
 - Move Management Procurement Review
 - Skanska updated that group that an RFP for Move Management Services will be posted on 11/9/20. The site walk is scheduled for 11/19/20, and the proposal is due 12/7/20.
 - Meeting Minutes Approval
 - Held for a vote at the end of the meeting.

- The Finance Subcommittee held all remaining votes for the end of the meeting. Full vote language (#1 thru #7) are attached to these minutes.
- Adam Chapdelaine moved to approve votes #1 thru #7. John Cole seconded the motion.
 - Adam Chapdelaine called a roll call vote:
 - Sandy Pooler: Yes
 - Brian Rehrig: Yes
 - Kate Loosian: Yes
 - Mike Mason: Yes
 - Adam Chapdelaine: Yes
 - Motion passed unanimously.

- Motion by Kate Loosian to adjourn. Adam Chapdelaine seconded the motion.
 - Adam Chapdelaine called a roll call vote:
 - Sandy Pooler: Yes
 - Brian Rehrig: Yes
 - Kate Loosian: Yes
 - Mike Mason: Yes
 - Adam Chapdelaine: Yes
 - Motion passed unanimously.

Meeting adjourned at 5:31 pm.

AHS FINANCE SUBCOMMITTEE 11/12/20 VOTES

- Motion to approve the AHS Requisition No. 7 for \$1,364,804.73 and the Parmenter Requisition No. 7 for \$256,651.56.
- Motion to approve the following Change Orders:
 - AHS Change Order No. 5 (COVID): \$14,765.00
 - AHS Change Order No. 6: \$42,281.00
 - Parmenter Change Order No. 7 (COVID): \$2,745.00
 - Parmenter Change Order No. 8: \$57,081.00
- Motion to recommend approval to the AHSBC of the Sub Slab Ventilation System 67000 award for \$766,000.00, per OAL No. 14 dated November 11, 2020.
- Motion to recommend approval to the AHSBC of the Tieback and Lifeline Anchors award for \$83,700.00, per OAL No. 15 dated November 11, 2020.
- Motion to recommend approval to the AHSBC of the following main bid package awards:
 - Masonry - Empire Masonry Corporation: \$6,668,000.00
 - Resilient Flooring - Capital Carpet & Flooring Specialists Inc.: \$1,629,939.00
 - Painting - New Generation Painting Co. Inc: \$971,000.00
 - Fire Protection - Delta Mechanical Contractors LLC: \$2,562,300.00
 - Plumbing - E. Amanti & Sons Inc.: \$ 5,640,000.00
 - HVAC - Harold Brothers Mechanical: \$29,787,400.00
 - Electrical - Wayne J. Griffin Electric Inc.: \$ 18,200,000.00
 - Miscellaneous and Ornamental Iron - Avid Ironworks Inc: \$1,525,000.00
 - Waterproofing Damproofing Caulking - P.J. Spillane Co. Inc.: \$1,542,000.00
 - Roofing and Flashing - Greenwood Industries Inc.: \$3,483,000.00
 - Metal Windows - R & R Window Contractors Inc.: \$5,670,175.00
 - Glass and Glazing - Modern Glass & Aluminum Inc.: \$562,213.00
 - Tile - Capital Carpet & Flooring Specialists Inc.: \$1,341,480.00
 - Terrazzo - Roman Mosaic and Tile Co.: \$665,510.00
 - Acoustical Tile - K&K Acoustical Ceilings Inc.: \$ 2,358,000.00
- Motion to approve final KFPA payment in the amount of \$16,000.00.
- Motion to approve the October 15, 2020, Finance Subcommittee Meeting Minutes.