

Southampton Building Reuse Committee Meeting No. 29

Committee Members Present:

Libby Baldwin	Gary Swanson
Doug Blanchard	Angela Valinski
Bruce Coombs	Margaret Walden
Paula Maak	

Others Present:

Dennis Sullivan, DA Sullivan (DAS)
Dan Colli, Design Partnership of Cambridge (DPC)
Diana Schlindler, Town Administrator
Board of Selectmen
Finance Committee
Members of Public

From: Libby Baldwin
Meeting Date: November 24, 2009
Date Minutes Issued: January 5, 2010

On November 24, 2009, a joint meeting between the Southampton BRC, Board of Selectmen, and Finance Committee opened at 7:35 pm. The following are discussion items from the meeting.

1. General

- a. The BRC reported the results of the general bid opening for the Larrabee building renovation project to the Board of Selectmen and Finance Committee. The BRC recommended that the Selectmen award the project to Five Star Building Corporation and accept the base bid and alternates 1 and 2. The BRC noted that the bid results are approximately 25% lower than the estimated construction cost for this work. The asbestos removal and demolition portions of the project are almost complete.
- b. Discussion was held between the BRC, Selectmen, and Finance Committee regarding the bid results and award of the Larrabee contract. The Town approved a debt exclusion of \$2.187 million for the Larrabee building renovation project. The BRC noted that when the project was bid, it included 7 alternates because the BRC was concerned that bids for the entire project would be higher than the debt exclusion amount. The base bid and alternates 1 and 2 are below the amount appropriated for the project. The BRC noted that they cannot recommend accepting the other alternates because there would be insufficient funding for the project. The amount appropriated for the project was only an estimate. It was noted that the public should be aware that the project may require more funding in the future.
- c. The Finance Committee noted that the bid alternates must be accepted in order and if certain alternates are not included in the project, they cannot be added to the contract without re-bidding that portion of the work. It was also noted that the bids

will be held for 30 days and the Selectmen need to act on the project before the 30 day deadline.

- d. The Selectmen noted that they would like to find a way to move forward with alternate 3 for providing kitchen appliances, etc for the senior center.
- e. It was noted that there might be a possibility of obtaining funding for portions of the project (accessibility and document storage) through the Community Preservation Act.
- f. Discussion centered around the possibility of requesting additional funding for the project at a Town meeting so all alternates could be accepted. However, this action could jeopardize the contract execution with Five Star Building if it goes beyond the 30 day limit. The possibility of accepting alternates 1 through 4 was discussed. However, if this action was taken there would be insufficient funds for the clerk of the works, which is already under contract.
- g. The BRC again voted unanimously to recommend that the Selectmen accept the base bid and alternates 1 and 2.
- h. The Selectmen made a motion to accept the BRC recommendation and to move forward with the base bid and alternates 1 and 2. The motion carried.
- i. Diana Schindler noted that she feels strongly that the committees need to inform the Town about the project since the Town may feel that a complete project will be constructed. The Town should be informed about what has changed.
- j. The BRC continued their meeting separate from the Selectmen and Finance Committee. The BRC discussed the possibility of attending the next Community Preservation Committee meeting to present a proposal for funding for the elevator and possibly for the vault storage.

2. **Miscellaneous**

- a. The next meeting will be on January 7, 2010.
- b. The BRC meeting dissolved at 9:20 pm.

3. **Action Items - None**