

Keene Middle School Building Committee
43 Arch Street, Keene, NH
Meeting of Thursday, February 9, 2010 4:30 P.M.

Committee Members Present:

Elizabeth Coppola, Co-Chair, , Chris Coates, Co-Chair, Neil Donegan, Robert Gaughan, William Gurney, John Harper, Gary Lafreniere, Tom Remillard, Dorothy Frazier and Richard Beard

Guests Present:

Frank Marinace of Marinace Architects, William Sudsbury, Clerk-of-the-Works, Tad Schrantz and Bruce Lyman of MacMillin Construction and Gary Bergeron of Hutter Construction and Sarah Palermo, Keene Sentinel.

Ms. Coppola called the meeting to order at 4:30 p.m.

1. Approve Minutes of February 4, 2010

Mr. Donegan moved and Mr. Gurney seconded that the minutes of February 4, 2010 be approved. The vote on the motion was unanimous.

2. Recommendation of General Contractor

Mr. Marinace reviewed the bid process to-date with the Committee. He stated that he had analyzed the bids of the two finalists – MacMillin and Hutter – including all items on the bid forms as well as post-bid clarifications. He distributed a summary information sheet titled “Keene Middle School – Partial Bid Tabulation February 9, 2010 and reviewed it in detail.

Adjusting each base bid by the additional alternates – Alternate A-1 (roofing upgrade and E-1 (fiber optic cable), as well as deduction from the cost of subcontractor bonds plus adding a probable unit price cost difference to the MacMillin bid, the bid totals were \$26,503,303 for MacMillin and \$26,610,887 for Hutter. Mr. Marinace went on to outline other possible factors such as proposed completion dates, adds for selection by the Committee for preferred subcontractors and post bid clarifications. In answer to a question, he stated that the adds for selection of preferred subcontractors were not comparable and should not be factored into the final selection.

Discussion ensued. Mr. Remillard inquired as to the differences between the savings on subcontractor bond figures between the two companies. Mr. Marinace responded that the figures came directly from the bids from the general contractors. Mr. Coates stated that the bids were essentially equal. Mr. Donegan commented that the prime concern of the Committee was to recommend a company that could build a quality building within the budget and he felt that both

companies could meet this goal. The consensus of the Committee was that the significant difference between the bids was that MacMillin is a Keene-based company employing local people who pay taxes, shop and generally contribute to the greater Keene community.

In answer to a question from Mr. Coates regarding whether the Committee could negotiate the “site managers” overseeing the job for both companies, Mr. Marinace responded that would be possible.

Mr. Marinace stated that, due to the tight budget margins for this project, change orders will be likely but still will remain well under the budget for the construction – given the savings from the bids.

Further discussion ensued regarding the timelines for the project with concern regarding MacMillin’s schedule for the current Marlborough School construction being delayed. Mr. Marinace responded that he was confident that the Keene construction would be “substantially completed” by the start of the 2011-12 school year with the possible exception of the auditorium. Mr. Remillard stated that there are sometimes good reasons why a project gets behind and that Mr. Sudsbury, in his capacity as Clerk-of-the-Works, will monitor the progress of construction on behalf of the District.

Mr. Donegan moved and Mr. Coates seconded, that the Building Committee recommend to the Keene Board of Education that the MacMillin Company of Keene be hired to build the new Keene Middle School and SAU#29 office building based on bids received on February 4, 2010 and that the contract amount shall be \$26,596,516. This figure represented the bid total on the summary sheet of \$26,503,303 plus \$79,273 additional for preferred subcontractors plus \$22,940 for post-bid clarifications less \$9,000 included in the bid total for probable unit price cost differential. The vote on the motion was unanimous (Mr. Lafreniere and Mr. Harper abstaining).

Assuming that the Board of Education accepts the Committee’s recommendation, Mr. Marinace will write a letter of intent to MacMillin outlining many of the details of the project. The contractor will need to apply for the building permit prior to April 1 in order to perform the project under the existing building codes before changes are mandated after that date.

3. Other

Mr. Marinace stated that the Committee also needed to recommend a testing company to the Board of Education to perform various tests (soils, concrete, etc.) related to the project. He had solicited bids from seven companies and all had responded with the lowest proposals coming from Geotechnical Services, Inc. and John Turner Consulting, Inc. Both companies were described as well-qualified to perform the work required. Mr. Sudsbury commented that during his time

clerking various projects at Keene State College he had worked with Turner Consulting regarding testing and felt that they had performed well in this function. Mr. Donegan moved and Mr. Remillard seconded, that the Building Committee recommend to the Keene Board of Education that John Turner Consulting, Inc., be hired to perform testing services for the Keene Middle School and SAU#29 projects. The vote on the motion was unanimous.

Further discussion ensued around the topics of review of plans and specifications with the State Fire Marshal's office and partnership agreements with the City over road and sidewalk improvements. In answer to a question from Mr. Beard concerning when the energy modeling for the project would be completed, Mr. Marinace replied that it would be finished by the end of February. Mr. Beard felt that this was important to assure that the design specifications would meet the requirements for CHPS.

The next meeting of the Committee will be a pre-construction meeting in mid-March at a date to be determined.

The meeting adjourned at 5:32 p.m.

John R. Harper
Business Administrator