

**MILFORD AMBULANCE FACILITY
BUILDING COMMITTEE
MEETING #22 NOTES
(Draft)**

February 21, 2013

Attendees: Mark Fougere, Chair
Steve Sareault, Vice Chair
Eric Schelberg, Dir. Milford Ambulance Service
Bill Kokko
Kevin Drew
Kent Chappell
Paul Hemmerich
Gary Goudreau, Cowen Goudreau Architects
John Deloia, Eckman Construction
Jonathan Krygeris, Eckman Construction

- 22.01 John and Jon presented sub-contractor trade bids, most of which have been received. There are some bids due, and some clarifications and pending discussions with competing low bidders. John stressed that it is extremely important for all members to not discuss any bids yet, until numbers are finalized and a contract can be signed.
- 22.02 It appears that the sum of low bids puts the GMP about \$56,000 below the previous pre-bid estimate. However, there are some important alternates that may reduce that number. Alternates that may be built-in early in the construction process deserve immediate decisions. Those alternates that do not affect early construction may be able to be included by the contingency, as the project unfolds.
- 22.03 John said that Eckman is poised to start construction about April 1, and anticipates a 7-month duration. This assumes a timely arrival at GMP, and Contract.
- 22.04 It was generally agreed that there are adequate oversight and safeguards to ensure proper construction and compliance with documents. Therefore, the Committee decided to remove the line item for Clerk, and also to reduce the CM's contingency (to cover bidder/sub "surprises") to 3% or around \$50,000. NOTE that there is also a separate line item for Owner-controlled contingency within Total Project Cost.
- 22.05 Steve strongly recommended considering a concrete admixture to better assure floor finishes adhesion, which may require rebidding concrete materials. The apparatus bay does not require this admixture.
- 22.06 The strong desirability of the generator (Alt #1) requires that Eckman clarify with one or two of the low electrical bidders the specifics of the automatic transfer switch.
- 22.07 Eric shall finalize the remaining Owner-provided components such as communications and security systems.
- 22.08 Mark noted that the abutter is ready to sign a permanent "construction access" easement (east side) for construction and also future maintenance to the building.
- 22.09 Kent advocated a lawn irrigation system. That will require conduits and some coordination with built-in plumbing, and Owner responsibility for obtaining bids.
- 22.10 Groundbreaking date, and the next Committee meeting, are unresolved.
- 22.11 [Subsequent to meeting, Steve issued a spreadsheet of bids from construction testing firms with one vendor highlighted. All bids are below previous estimate.]

Respectfully submitted,
Paul Hemmerich.