

Community Center Building Committee

Meeting Minutes

April 25, 2023

Remote Participation via Zoom Host Ford Spalding, Chair Community Center Building Committee

Following guidance issued by Governor Baker regarding the open meeting Law, this public meeting will be held remotely, and individuals wishing to participate may do so by utilizing Zoom conferencing technology. To join the meeting by video conferencing using a computer or tablet, please click the link, and enter the meeting.

<https://us06web.zoom.us/j/87207458991?pwd=aGMwSGdBaUpCZE9pREM4ejVLSlQrZz09>

Meeting ID: 891 7977 5807 Password: 961378 To join by telephone only, please call 1-305-224-1968.

Members Present: Ford Spalding, Barry Goldman, David Billings, Luciana Burdi, Ruth Townsend, and Terence Sobolewski

Absent: Richard Malcolm

Liaison to the Committee: Bob Springett – Selectmen & Cam Hudson - Warrant Committee

Building Team Present: John Bates Colliers Project Leaders – OPM (CPL), Al T. Esteves (CPL), Jenniece Centrella (FMA), and Deborah Fennick (FMA);

Absent: Karl Warnick – Town of Dover Facilities Director

Other Attendees: Carl Valente – Interim Town Administrator; Janet Claypoole - Director of Dover COA; Mark Ghiloni - Park & Recreation; Kathy Weld - Chair of Caryl Mgmt., Chris Boland - Chairman of Parks & Rec. Dept; Bob Cocks - Chair COA

1. Call to Order:

At 6:31pm Ford Spalding, The Committee Chair opened the meeting by calling it to order.

2. Approval of Minutes:

No meeting minutes were approved at this meeting.

3. Approve Invoices:

No invoices approved at this meeting.

4. Presentation

John Bates presented the upcoming schedule recap, bidding coverage, bidding results, project cost increase summary, low bidding turnout market conditions and feedback, a summary of the low bidder, M. O'Connor Contracting, Inc., company profile and experience, the proposed site superintendent qualifications, and the project budget breakdown.

5. Discussion

John Bates indicated that the Filed Sub Bids submitted were in line with the pricing that was estimated and anticipated.

David Billings indicated that renovation project contingencies are typically higher than 5% and asked the committee to consider raising it to at least 7%. John Bates calculated that this would

result in a \$383,000 budget increase. It was agreed that the increase is not considered significant given the project costs and the tax increase would be minimal. Additionally, any unused contingency would be returned to the Town. David Billings has worked with M. O'Connor Contracting, Inc. before and believed them to be reasonable with Change Orders. Jenniece Centrella reminded the committee of the Green Community grant in the amount of approximately \$500k would help offset the increased contingency.

6. Main Motions

- Motion by Ford Spaulding and seconded by David Billings to increase the Construction Contingency from 5% to 7%. The motion passed unanimously.
- Motion by Ford Spaulding and seconded by David Billings to recommend to the Dover Board of Selectmen the lowest qualified bidder M. O'Connor Contracting, Inc. West Roxbury, MA to be the project General Contractor and that the total project cost be \$25,443,800. The motion passed unanimously.
- Motion by Ford Spaulding and seconded by Terence Sobolewski to recommend to the Board of Selectmen inclusion of \$174,000 for ADD Alternates 1 & 2. The motion passed unanimously.

7. Other Discussion

Ford Spaulding listed the Community Meetings and Board of Selectmen meeting that would involve the Community Center Project:

- Selectmen 04/27/23 @ 6:30pm (Recommendation will be presented by the Building Committee)
- Selectmen 05/11/2023 @ 6:30pm
- Community Meeting 05/17/23 by Zoom @ 6:30pm
- Community Meeting 05/22/2023 by Zoom @ 10:30am
- Special Town Meeting 06/03/2023 @ Lindquist Commons DS Regional School @ 10:00am

8. Citizen Comments

None.

Adjournment

At 7:01pm Mr. Spaulding entertained a motion to adjourn.

Motion – B. Goldman

Second – L. Burdi

The motion was approved unanimously by roll call vote.

Next Meeting: Board of Selectmen Meeting on April 27th, 2023, at 6:30 PM.

Respectfully Submitted,
Ford Spaulding
Chair Community Center Committee
