

Draft

Minutes of a special meeting of the Standing Building Committee held on March 23, 2017

Present: Jim Goodridge, Chris Anderheggen, Peter Rader

Also present: Cliff Gurnham, Director of Operations; Ted Sands, Board of Education; Paul Jorgensen, Silver/Petrucci

Mr. Goodridge called the meeting to order at 6:30 p.m.

1 Review and act on recommendation for award of bid for Baldwin Middle School bid for windows and doors project. Mr. Jorgenson explained that a total of seven bids were received for the Baldwin Middle School windows and doors project. However, there was some confusion created regarding the bid submitted by the apparent low bidder, THP. This company made an exclusion, per their interpretation of Addendum #3 on the removal and replacement of brick. They interpreted the addendum to revise the original scope of work and believed that possibly additional testing had been done and the removal of brick was not required. Therefore, their bid does not include brick removal or replacement. They apologized for this error.

Mr. Jorgenson noted that he and Mr. Gurnham do not agree with this interpretation and this item could account for an additional \$200,000 to \$300,000 that would have been added to the THP bid if it had been included. Mr. Jorgenson explained that brick removal was not required only at the vertical expansion joints per the response issued in addendum #3, but it remains in the scope at all window locations. Because of this, THP was advised their bid would be considered incomplete and disqualified.

Mr. Gurnham noted that he had a discussion with Pam Milman, the Town's legal advisor and she agreed with his and Mr. Jorgenson's interpretation. She recommended that the bid be awarded to the next low bidder which would be Orlando Annuli for \$1,524,000.

Mr. Jorgensen noted that he reviewed the project scope with Orlando Annuli and they advised that the brick removal at the windows was carried. They discussed the broad array of scope requirements including aluminum curtainwall, glazing, hollow metal and abatement so it appears that Orlando Annuli's bid was complete and he believes their numbers are strong. If awarded the bid, they plan to get people on site as soon as possible for measure and verification, but plan to do only a partial completion of the project this year, as allowed in the scope. Some of the time line they implement will depend on the window manufacturer's time line. They favor Conair which is a preferred vendor. The Town has the right to request and accept or disqualify any subs so Mr. Jorgensen does not anticipate any problems with sub-contractors. Therefore, he recommended the award of the bid to Orlando Annuli and Sons.

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Mr. Gurnham noted that the Town has had good experience with Orlando Annuli on previous jobs. The problem experienced at Adams Middle School was with their window company sub rather than Orlando Annuli, but this sub is now out of business and they plan to work with a new manufacturer for the Baldwin project. There were also some issues related to late timing but this is not anticipated to be a problem with the Baldwin School project. The concrete problem that occurred at the Jones project was the fault of Orlando Annuli and they admitted to and fixed their mistake.

Mr. Gurnham requested that the Committee take action to recommend the award of bid #11-1617, Abraham Baldwin Middle School, to Orlando Annuli and Sons for \$1,524,000. The Board of Selectmen will act on this recommendation at a special meeting on Wednesday, March 29, 2017.

On motion made by Mr. Rader, and seconded by Mr. Goodridge, the Standing Building Committee voted unanimously to recommend that the Board of Selectmen award bid #11-1617, Abraham Baldwin Middle School, to Orlando Annuli and Sons for \$1,524,000.

On motion made by Mr. Anderheggen, and seconded by Mr. Rader, the Committee voted unanimously to adjourn the meeting at 7:10 p.m.

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Terry Holland-Buckley  
Clerk