

Town of Yarmouth

Department of Public Works – Building Committee Meeting

Thursday January 10, 2019

6:00 pm

Cape Cod Light Compact Conference Room

261 Whites Path, Unit 4, South Yarmouth

Draft Minutes:

Attendees: *Yarmouth Representation: Jeff Colby, Curt Sears, Erik Tolly, Brian Gardiner, Sharon Wimer, Judy Tarver; Weston & Sampson: Jeff Alberti, Tony Wespiser; Environmental Partners Group: Paul Millett, Wes Stinson*

Notes prepared by Wes Stinson, EPG.

Meeting Begins: 6:05 pm

Review of December minutes –Motion made by Sharon, second by Jeff C, unanimously approved

Schedule Overview

Jeff A. - Weston & Sampson (WS): *Conceptual floor plans and verification required before borings. Partial Schematic to be presented to the committee by 2/28.*

Partial Design estimate by 4/24 in prep for May town meeting.

Cost estimator dates back 10 years with WS. Historical design portfolio lends to good estimates.

Escalation observed over time as follows:

2016-2017 ~12%

2017-2018 ~7.8%

Recent project saw 14 general bidders for small DPW out-building designed by WS indicates an appetite for work and potential to secure favorable bids.

Up from the 3-5 bidders typical seen in 2017-18

Sharon W.: *Questioned whether the elevated number of bidders was due to seasonal interest of contractors. Inquired as to whether there was a better time of year than others to put projects out to bid.*

Hyannis:

297 North Street, Suite 311, Hyannis, MA 02601
TL 508.568.5103 • FX 508.568.5125

Headquarters:

1900 Crown Colony Drive, Suite 402, Quincy, MA 02169
TL 617.657.0200 • FX 617.657.0201

Woburn:

18 Commerce Way, Suite 2000, Woburn, MA 01801
TL 781.281.2542 • FX 781.281.2543

Jeff A. – WS: *This project would go out to bid in September and although some components of winter work, i.e. concrete pours, can be more difficult contractors are typically interested in work then.*

Erik T.: *With six months between the February schematic design estimate and a scheduled November bid would there be some degree of escalation expected over that time?*

Jeff A. – WS: *Escalation is factored into the schematic design estimate utilizing contingency adjustments.*

Erik T.: *The committee does not want to go back to town meeting and ask for more money when or if the bid price escalates. Historically this does not go over well with the stakeholders.*

Jeff A. – WS: *Design contingency is built in for that very reason. Furthermore, the design can incorporate “nice to have” components as bid alternates. Depending on the health of the budget during construction these items can either be implemented or held back accordingly.*

Jeff C. – DPW: *Road Maintenance Funds can be utilized in some degree to assist where applicable on this project. i.e. parking lot or sitework.*

Erik T.: *Are you referring to the technical override for Road Maintenance Funds that was approved several years ago?*

Jeff C. – DPW: *Was not working for the town during override approval but parking lots are under the umbrella that is covered by such pavement mgmt. funds.*

Paul M. – EP: *Environmental Partners Group will reconcile with a second estimate to provide a degree of confidence. This effort will be done twice before town meeting.*

Jeff C. – DPW: *The schedule provides for the ability to bring the proposal forward to town meeting in either spring or fall. Town meeting will be May 4, 2019.*

Site Concepts

Jeff A. – WS: *Site visits have been conducted. WS has explored the existing building that would be remaining onsite to conceptualize the variety of options available to the town.*

Option 1 - Ties existing bldg. into proposed structure.

Option 2 - Negative is that it has canopy facing Buck Island Rd.

Option 3- Provides general circulation through vehicle storage garage and fuel station and corridor that connects all facilities in the building. Negative would be canopy detached from bldg.

Option 4 - Need to walk through vehicle storage to access vehicle maintenance. This is potentially a positive aspect as Vehicle Maintenance (VM) is better as standalone unit. Negative would be that canopy is detached from building as in option 3.