

Board of Fire Commissioners

Greenfield Fire District
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February 28, 2013 Special Meeting

A Special Meeting of the Board of Fire Commissioners of the Greenfield Fire District was called to order at Company #1 by Chairman Richard Spackmann at 7:00 PM on February 28, 2013, to discuss the District Office Building Project.

Present were:

Commissioners: Atwell, Chandler, Spackmann; Secretary Petkus, Director of Purchasing Chouinard and Shows Leary. Also present: A/C Edward Petkus and Lt. Bryan Chouinard. Excused: Commissioners Barss and Waite.

Mr. Leary updated the Board as to where the project was currently at, noting the following:

- Should probably be able to put the project out to bid soon.
- Documents are currently set up with four prime contracts, because the project is over \$200,000.00:
 - General construction
 - Electrical
 - Plumbing
 - Heating
- Currently offering the option of stick building or modular, which does not make sense in the context of what has to be done legally to bid this project out with the prime contracts.
- It would be bid out where the general contractor would be responsible for the modular building, which would include framing, insulation, drywall, inside wall electrical devices, outlets, switches, plates. Would have to coordinate where the wires come out for the lights as well as to get to the basement. A couple of walls would also have plumbing. It would also come primed and taped, there is no real logic to have the building painted as they have to join the building in several places. The modular would not come with the ceilings, finished flooring, doors would not be hung, not sure about the windows, but thinks they would not come with the glass in them.
- Once the building got to the site, there would be the coordination of the other three contractors, the electrician, the plumber and heating as there will be practically no heating in the modular unit, and some of it will have to come through the floor.
- The general contractor will also be responsible for the foundation, site work, flag pole, prepping of the paving, stairs, bench and walls in the cellar including records vault, mechanical room and IT room, roofing and siding.
- Electrician would be responsible for putting in the lights and the panels in the mechanical room, firing up breakers, heating guy will put in diffusers and grilles.

- Commissioner Atwell noted that he is not sure it is even worth bidding it as a modular. Discussion continued regarding pros and cons of bidding option of modular and stick building, day to day irritation things, whose fault is it if something is not right, is it the modular guy or one of the other contractors?
- Mr. Leary also noted that he has spent a lot of time with optional pricing, which potentially means two completely distinct separate projects being bid at the same time, or take one as a goal, and do the other as alternates. This creates a really complex set of contracts, which he can do but it would be more money to prepare two separate contracts. Would have to check with Bill Young to make sure two separate contracts are legal. The cost factor to have two separate contracts could also run about \$5000 for both architectural and Mr. Leary's work on this.

Discussion continued regarding in which direction the Board would proceed. Mr. Leary also noted, if he is a general contractor bidding on the modular and now has to coordinate with the modular company as well as the primes, more money is going to have to be put into the most expensive guy, the project manager, and possibly even a second project manager or an assistant, so that will affect the price as well. Mr. Leary, when asked, noted his gut feeling is that the prices are going to be practically the same whether the building is stick built or modular; Commissioner Chandler noted he feels the same way, since we are not getting the savings out of the modular as originally thought. Commissioner Chandler also questioned if a panelized building would be better than a modular, you would still get the savings of it being built off site; Mr. Leary noted that this was something he had wanted to bring up to the Board as well. If the modular is taken off the table, it doesn't mean they cannot buy the building pre-paneled, although it is only minimal savings to the contractor, with minimal savings as far as setting it on site.

Commissioner Spackmann questioned what other possible options would be if this building came in at an amount the Board could not afford, possibly break the project up into 2 phases? Mr. Leary noted we may not get the same level of bidders, which is not necessarily a bad thing. He has also tried to downgrade some things, while at the same time trying to balance out that this is a public building that needs to last forever versus the cost. He also noted that some things need to be good quality and some things can be substituted with lesser quality. Commissioner Spackmann noted he has been through the specs and there is not much that can be changed, this building does not have expensive options to begin with. Mr. Leary also noted that if you go with stick built, he will be here several times a week, at least you will know that everything is being done to spec, whereas with the modular, there really is no way to monitor what they are doing in the factory. Commissioner Chandler also noted the quality of the contractor can make or break the project.

Decision made to remove the modular option and go with stick built with option to panel build. Mr. Leary to move forward with project.

Mr. Leary then spoke a little about the septic tank, noting he has to get prices for the septic tank, and that Walt Barss is going to put it in for the District. Not sure if he is required to put this out for bid. Commissioner Chandler noted he would look into the materials; he knows he can get it locally and might even be able to get most of it donated. If not, Mr. Leary should just get three quotes. It is written into the contract that the plumber, within 10 days of the contract, has to be able to tell him at what elevation the pipe comes out of the building in reference to elevation zero, and then it will become

math for him and Walt as it relates to pitches. The goal is to have Walt do the work ASAP, and then when the building is excavated, that material can be blended in above the septic and fill out the area. Still may have to bring in more fill. In looking at the septic plan, Commissioner Chandler noted he would change to SDR21 pipe.

As for timeline, would like to have the contract ready for bid on about three weeks. Will tidy things up now that he knows more precisely which way to go, then can send out a timeline to the Board, and coordinate with Joyce for the legal ad.

Special meeting adjourned at 7:52 PM.

Respectfully submitted,

Joyce A. Petkus

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District Secretary