

**Department of Public Works Building Committee**

**AGENDA**

Wednesday, January 3, 2024 at 4:30pm

Planning Board Meeting Room  
Seekonk Town Hall  
100 Peck St.  
Seekonk MA, 02771

- A. Call the meeting to order
- B. OPM Report
- C. Architect Report
- D. Review and approve value engineering and cost reduction options
- E. Authorize Architect to proceed into Design Development Phase
- F. Review and approve invoices
- G. Review and approve meeting minutes
- H. Discuss other topics not reasonably anticipated by the Chairman 48 hours before the meeting
- I. Public Comment
- J. Schedule next meeting
- K. Adjourn

## SEEKONK DPW COMPLEX BUILDING COMMITTEE

01.03.2024

### ➤ UPDATES, DISCUSSIONS and ACTION ITEMS:

- **Value Engineering (VE):** Following the 11/29/23 Building Committee meeting, CGA and BTGA held seven meetings, five of which were attended by the Town Administrator and/or DPW representatives to review the building design and potential cost reduction items. Based on these collective discussions, the team identified approximately \$22M of potential construction cost savings and reduced the overall building size by approximately 4,800SF. Based on these adjustments, the construction cost is now estimated to be \$26,643,786 from the original reconciled cost estimate average of \$48,725,185. The building size went from 66,104SF to 61,275. This effort will continue to be confirmed and get further refined in the Design Development Phase.
- **Total Project Budget:** CGA prepared the attached “draft” Total Project Budget based on BTGA’s revised estimated construction cost with accepted VE items. The project budget is currently estimated to be approximately \$31.2M.
- **Design Development Phase:** CGA recommends approval of the proposed cost reduction items that would bring the project to a more acceptable budget and provide authorization for the team to proceed into the Design Development (DD) phase. CGA also recommends approval of the schematic design submission as originally prepared along with the VE documentation and design updates. **ACTION ITEM**
- **Commissioning Agent Procurement:** Nine (9) Commissioning Agent proposals were received on December 1, 2023. CGA reviewed firm qualifications, experience, and contacted references. All firms were qualified to provide the commissioning services necessary for this project and each firm received positive references. CGA recommends awarding the contract to the lowest responsible firm based on their preconstruction fees to NV5 of Andover, Massachusetts. **ACTION ITEM**
- **Geotechnical Update:** Further meetings are needed with the design team and geotechnical engineer to determine whether additional investigations and costs are needed to confirm soil remediation requirements.
- **Community Outreach:** Project team suggests further discussions on the timing to commence outreach efforts and presentations to local boards.

### ➤ ANTICIPATED PROJECT SCHEDULE (subject to change):

- Jun 23 – Aug 23: **Programming/Site Investigations (3m)**
- Sep 23 – Dec 23: **Schematic Design (SD) Phase (4m)**
  - 01/03/24: Building Committee Meeting (Approve VE List/Start DD Phase)
  - 01/05/24: Final SD Package with approved VE items & Revised Drawings

- **Jan 24 – Apr 24:** **Design Development (DD) Phase (4m)**
  - 02/14/24: Building Committee Meeting
  - 03/13/24: Building Committee Meeting
  - 03/22/24: Submit DD Documents to Cost Estimators
  - 03/25/24: Start DD Cost Estimating
  - 04/05/24: Receive Draft DD Estimates
  - 04/08/24: Cost Estimate Reconciliation Meeting
  - 04/10/24: Building Committee Meeting
  - 04/26/24: Finalize DD Documents
- **May 24 – Aug 24:** **Construction Documents (CD) Phase & Prequalification (4m)**
- **Sep 24 – Oct 24:** **Contractor Bidding Phase (2m)**
- **Nov 24 – Dec 24:** **Town Meeting/Ballot Votes/Execute GC Contract (2m)**
- **Jan 25 – Apr 26:** **Construction Administration (CA) & Project Closeout (16m)**
- **May 2026:** **Occupy Building**

➤ **INVOICES (see attached):**

- CGA: Invoice DPW-009 for November 2023 in the amount of \$11,000. *There will be no invoice for the month of December 2023.*
- BTGA: Invoice 11829 for November 2023 in the amount of \$43,348; and Invoice 11869 for December 2023 in the amount of \$32,511.

➤ **PRECONSTRUCTION PROJECT BUDGET & CASH FLOW REPORT:**

Project Budget	Budget	Billed to Date	Balance
<b>OPM Basic Services</b>	<b>\$ 306,000.00</b>	<b>\$ 76,000.00</b>	<b>\$ 230,000.00</b>
<b>A&amp;E: Basic Services</b>	<b>\$ 1,130,536.00</b>	<b>\$ 306,473.78</b>	<b>\$ 824,062.22</b>
<b>A&amp;E Allowances:</b>			
<i>Conservation Permitting</i>	\$ 5,000.00	\$ -	\$ 5,000.00
<i>Wetland Flagging</i>	\$ 1,500.00	\$ 1,500.00	\$ -
<i>MA DOT Permitting</i>	\$ 20,000.00	\$ -	\$ 20,000.00
<i>Expanded Traffic Study</i>	\$ 10,000.00	\$ -	\$ 10,000.00
<i>Geotech CD Specifications</i>	\$ 3,000.00	\$ -	\$ 3,000.00
<b>Commissioning Agent</b>	<b>\$ 15,000.00</b>		
<b>Available Contingency</b>	<b>\$ 8,964.00</b>		
<b>Budget Subtotal</b>	<b>\$ 1,500,000.00</b>	<b>\$ 382,473.78</b>	<b>\$ 1,117,526.22</b>

➤ **PROPOSED BUILDING COMMITTEE MEETING DATES (subject to change):**

- 2/14/24; 3/13/24; 4/10/24



# TOTAL PROJECT BUDGET

DRAFT

Seekonk DPW Complex

Seekonk, MA

1/3/2024

DESCRIPTION		BUDGET
<b>1</b>	<b>ESTIMATED CONSTRUCTION COSTS (BTGA)</b>	
	Original Estimated Construction Cost per Reconciled Average Estimates	\$ 48,725,185.00
	Estimated Savings with Proposed Value Engineering Reductions	\$ (22,081,399.00)
	<b>TOTAL ESTIMATED CONSTRUCTION COSTS WITH VALUE ENGINEER REDUCTIONS</b>	\$ 26,643,786.00
<b>2</b>	<b>ARCHITECTURAL - ENGINEERING SERVICES</b>	
	<b>PHASE 1 - ARCHITECTURAL &amp; ENGINEERING BASIC SERVICES</b>	
	Pre-Design	\$ 94,132.00
	Schematic Design	\$ 216,740.00
	Design Development	\$ 405,296.00
	Construction Documents	\$ 362,448.00
	Bidding	\$ 32,420.00
	<b>PHASE 1 - Architectural &amp; Engineering Fees (Subtotal)</b>	\$ 1,111,036.00
	<b>PHASE 2 - ARCHITECTURAL &amp; ENGINEERING BASIC SERVICES</b>	
	PH 2: Construction Administration/Closeout (Basic)	\$ 317,950.00
	<b>PHASE 2: Architect/Engineering Basic Services Subtotal</b>	\$ 317,950.00
	<b>TOTAL A&amp;E FEES (BASIC SERVICES)</b>	\$ 1,428,986.00
	<b>PHASE 1 &amp; 2 - EXTRA &amp; REIMBURSABLE SERVICES</b>	
	Acoustical Assessment	\$ 14,500.00
	Reimbursable Expenses	\$ 5,000.00
	Flagging Wetlands	\$ 1,500.00
	Energy Model	\$ 18,000.00
	Expanded Traffic Study	\$ 10,000.00
	MassDEP Permitting	\$ 25,000.00
	DOT Permitting	\$ 20,000.00
	Conservation Commissioning Allowance	\$ 5,000.00
	Geotechnical Specifications Allowance	\$ 3,000.00
	Geotechnical Construction Administration Allowance	\$ 35,000.00
	<b>TOTAL A&amp;E FEES (EXTRA &amp; REIMBURSABLE SERVICES)</b>	\$ 137,000.00
<b>3</b>	<b>OWNER'S PROJECT MANAGER SERVICES</b>	
	Schematic Design through Bid Phase	\$ 306,000.00
	Construction Administration-Project Closeout Phase	\$ 419,000.00
	<b>OWNER'S PROJECT MANAGER SERVICES</b>	\$ 725,000.00
<b>4</b>	<b>OTHER OWNER AND PROJECT SOFT COSTS</b>	
	Misc. & Reimbursable Expenses	\$ 25,000.00
	Commissioning Agent	\$ 90,000.00
	HAZMAT Abatement & Demolition Monitoring	\$ -
	Project Permitting and Approvals	\$ 50,000.00
	Third Party QC Testing and Special Inspections	\$ 100,000.00
	Utility Company Fees and Backcharges (Allowance)	\$ 50,000.00
	Move Management	\$ 10,000.00
	Moving Costs (Allowance)	\$ 15,000.00
	E-Bidding, Printing and Advertising (Allowance)	\$ 10,000.00
	Bonding Costs & Related Bond Counsel Legal Fees	\$ 25,000.00
	Builder's Risk Insurance (by GC or Owner)	\$ 75,000.00
	Building Permit Fee (Assumed Waived)	\$ -
	Other Project Administrative Costs & Legal Fees	\$ 25,000.00
	On-Site Geoenvironmental Services	\$ 50,000.00
	Additional A&E Design Services Amendment Allowance	\$ 100,000.00
	Additional OPM Services Amendment Allowance	\$ 75,000.00
	<b>OTHER OWNER AND PROJECT SOFT COSTS</b>	\$ 700,000.00
<b>5</b>	<b>OWNER CONTINGENCY</b>	
	Owner (SOFT COST) Contingency	\$ 250,000.00
	Owner (HARD COST) Construction Contingency	\$ 1,250,000.00
	<b>TOTAL OWNER PROJECT CONTINGENCY</b>	\$ 1,500,000.00
<b>6</b>	<b>FURNITURE, FIXTURES, EQUIPMENT &amp; TECHNOLOGY</b>	
	Furniture, Fixtures & Equipment (Allowance)	\$ 100,000.00
	Technology (Allowance)	\$ 50,000.00
	<b>FF&amp;E/TECHNOLOGY ALLOWANCE</b>	\$ 150,000.00
<b>7</b>	<b>TOTAL ESTIMATED PROJECT BUDGET</b>	\$ 31,284,772.00
	<b>APPROVED PRECONSTRUCTION BUDGET</b>	\$ (1,500,000.00)
	<b>BALANCE</b>	\$ 29,784,772.00



**Analysis of Commissioning Agent Fee Proposals**  
Seekonk Department of Public Works Facility  
Seekonk, MA

	NV5 Andover, MA	Fitzemeyer & Tocci Woburn, MA	Tener Contracting New York	TERVA Fully Remote, Headquartered in Whitinsville, MA	R. W. Sullivan Boston, MA	CES Consulting Engineer Services Norwood MA and CT	SES Sustainable Engineering Solutions Berlin, CT	Integra - New England
<b>PROJECT PHASE FEES</b>								
Preconstruction Phase	\$ 8,800.00	\$ 10,080.00	\$ 11,814.40	\$ 12,800.00	\$ 17,000.00	\$ 17,500.00	\$ 18,200.00	\$ 30,400.00
Construction Phase	\$ 50,705.00	\$ 52,920.00	\$ 56,118.40	\$ 67,200.00	\$ 42,000.00	\$ 63,000.00	\$ 56,200.00	\$ 101,158.00
Building Envelope	\$ 32,800.00	\$ 36,000.00	\$ 5,907.20	\$ 36,600.00	\$ 78,000.00	\$ 12,000.00	\$ 16,600.00	\$ 10,776.00



**CGA Project Management, LLC**  
P.O. Box 3147  
Fall River, MA 02722

## INVOICE

**Town of Seekonk**  
100 Peck Street  
Seekonk, MA 02771

**Project:** Seekonk DPW Complex

**Invoice #:** DPW-009

**Invoice Date:** 11/30/2023

**Base Contract Amount:** \$ 306,000.00

**Amended Contract Amount:** \$ -

**Total Contract Amount:** \$ 306,000.00

Description	Contract Amount	Previously Billed	Total Earned	% Complete	Current Billing
Designer Procurement	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	100%	\$ -
Schematic Design	\$ 66,000.00	\$ 55,000.00	\$ 66,000.00	100%	\$ 11,000.00
Design Development	\$ 88,000.00	\$ -	\$ -	0%	\$ -
Construction Documents	\$ 120,000.00	\$ -	\$ -	0%	\$ -
Contractor Bid	\$ 22,000.00	\$ -	\$ -	0%	\$ -
Construction Phase	\$ 399,000.00	\$ -	\$ -	0%	\$ -
Project Closeout	\$ 20,000.00	\$ -	\$ -	0%	\$ -
<b>Summary</b>	<b>\$ 725,000.00</b>	<b>\$ 65,000.00</b>	<b>\$ 76,000.00</b>	<b>10%</b>	<b>\$ 11,000.00</b>

**TOTAL DUE: \$ 11,000.00**

**Please remit payment to:**

**CGA Project Management, LLC**  
P.O. Box 3147  
Fall River, MA 02722

**Payment Terms:** Thirty (30) days

# Brewster Thornton Group Architects, LLP

317 Iron Horse Way Suite 202  
Providence, RI 02908, United States  
Tel: 401 861 1600 Fax: 401-861-5588  
brewsterthornton@accountingdepartment.com

## INVOICE

Town of Seekonk MA  
Town Administrator's Office  
Attn: Shawn Cadime  
Seekonk, MA 02771

INVOICE DATE: 11/30/2023  
INVOICE NO: 11829  
BILLING THROUGH: 11/30/2023

### 2313 - Seekonk DPW

Managed By: Christine M Shea

DESCRIPTION	CONTRACT AMOUNT	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT AMOUNT
2313 - Seekonk DPW - PreDesign	\$94,132.00	100.00	\$94,132.00	\$94,132.00	\$0.00
2313 - Seekonk DPW - Schematic Design	\$216,740.00	80.00	\$173,392.00	\$130,044.00	\$43,348.00
2313 - Seekonk DPW - Design Development	\$405,296.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Construction Documents	\$362,448.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Bidding	\$32,420.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Construction Administration	\$317,950.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Reimbursables	\$5,000.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Conservation Commission Allowance	\$5,000.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Energy Model	\$18,000.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Flagging of Wetlands	\$1,500.00	100.00	\$1,500.00	\$1,500.00	\$0.00
2313 - Seekonk DPW - Permitting through DOT Allowance	\$20,000.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Expanded Traffic Study Allowance	\$10,000.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Mass DEP Reporting Allowance	\$25,000.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Geotechnical CD Specification Allowance	\$3,000.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Geotechnical CA Allowance	\$35,000.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Interior and Exterior Acoustic Assessment	\$14,500.00	44.41	\$6,438.78	\$6,438.78	\$0.00
<b>TOTAL</b>	<b>\$1,565,986.00</b>		<b>\$275,462.78</b>	<b>\$232,114.78</b>	<b>\$43,348.00</b>

<b>SUBTOTAL</b>	<b>\$43,348.00</b>
<b>AMOUNT DUE THIS INVOICE</b>	<b>\$43,348.00</b>

This invoice is due on 12/30/2023

# Brewster Thornton Group Architects, LLP

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Providence, RI 02908, United States  
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brewsterthornton@accountingdepartment.com

## INVOICE

Town of Seekonk MA  
Town Administrator's Office  
Attn: Shawn Cadime  
Seekonk, MA 02771

INVOICE DATE: 11/30/2023  
INVOICE NO: 11829  
BILLING THROUGH: 11/30/2023

### ACCOUNT SUMMARY

BILLED TO DATE	PAID TO DATE	BALANCE DUE
\$275,462.78	\$167,092.78	\$108,370.00

### RETAINER SUMMARY

Client Retainer Received	Client Retainer Available	Parent Retainer Available	Project Retainer Received	Project Retainer Applied	Project Retainer Available
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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## INVOICE

Town of Seekonk MA  
Town Administrator's Office  
Attn: Shawn Cadime  
Seekonk, MA 02771

INVOICE DATE: 12/31/2023  
INVOICE NO: 11869  
BILLING THROUGH: 12/31/2023

### 2313 - Seekonk DPW

Managed By: Christine M Shea

DESCRIPTION	CONTRACT AMOUNT	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT AMOUNT
2313 - Seekonk DPW - PreDesign	\$94,132.00	100.00	\$94,132.00	\$94,132.00	\$0.00
2313 - Seekonk DPW - Schematic Design	\$216,740.00	95.00	\$205,903.00	\$173,392.00	\$32,511.00
2313 - Seekonk DPW - Design Development	\$405,296.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Construction Documents	\$362,448.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Bidding	\$32,420.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Construction Administration	\$317,950.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Reimbursables	\$5,000.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Conservation Commission Allowance	\$5,000.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Energy Model	\$18,000.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Flagging of Wetlands	\$1,500.00	100.00	\$1,500.00	\$1,500.00	\$0.00
2313 - Seekonk DPW - Permitting through DOT Allowance	\$20,000.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Expanded Traffic Study Allowance	\$10,000.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Mass DEP Reporting Allowance	\$25,000.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Geotechnical CD Specification Allowance	\$3,000.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Geotechnical CA Allowance	\$35,000.00	-	\$0.00	\$0.00	\$0.00
2313 - Seekonk DPW - Interior and Exterior Acoustic Assessment	\$14,500.00	44.41	\$6,438.78	\$6,438.78	\$0.00
<b>TOTAL</b>	<b>\$1,565,986.00</b>		<b>\$307,973.78</b>	<b>\$275,462.78</b>	<b>\$32,511.00</b>
				<b>SUBTOTAL</b>	<b>\$32,511.00</b>
			<b>AMOUNT DUE THIS INVOICE</b>		<b>\$32,511.00</b>

This invoice is due on 1/30/2024

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## INVOICE

Town of Seekonk MA  
Town Administrator's Office  
Attn: Shawn Cadime  
Seekonk, MA 02771

INVOICE DATE: 12/31/2023  
INVOICE NO: 11869  
BILLING THROUGH: 12/31/2023

### ACCOUNT SUMMARY

BILLED TO DATE	PAID TO DATE	BALANCE DUE
\$307,973.78	\$232,114.78	\$75,859.00

### RETAINER SUMMARY

Client Retainer Received	Client Retainer Available	Parent Retainer Available	Project Retainer Received	Project Retainer Applied	Project Retainer Available
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

# **DRAFT**

## **TOWN OF SEEKONK**

### **DEPARTMENT OF PUBLIC WORKS BUILDING COMMITTEE**

**DATE: Wednesday November 29, 2023**

**TIME: 4:30 p.m.**

**PLACE: Planning Board Meeting Room  
Seekonk Town Hall  
100 Peck Street  
Seekonk, MA 02771**

## **MEETING MINUTES**

**Present:** John Pozzi, Chair; Michael Gagne; Michelle Hines; Edward Monigan, Kevin Hurst

**Absent:** None

**Attendees:** Shawn Cadime, Town Administration; Jennifer Argo, Town Finance Director; David Cabral, DPW Director; Nate Ginsburg, Brewster Thornton Group Architects (BTGA); Christine Shea, BTGA; Marybeth Carney, CGA Project Management (CGA); Virtual Attendee: Dan Tavares, CGA (OPM)

- A. **Call to Order:** Chairman John Pozzi opened the Building Committee meeting 4:31 PM.
- B. **OPM Report:**
  - 1. CGA provided updates on activities held since the previous Building Committee meeting.
  - 2. The Town signed a Memorandum of Understanding for the Mass Save Energy Incentive Program to provide technical review of the project's MEP systems and equipment and give financial incentives for efficiency. Mass Save will identify the amount of the rebate(s) prior to construction and after installation, confirm equipment and operation are per design, then issue the rebate to the town.
  - 3. Request for Proposal (RFP) for third-party commissioning services was published on 11/08/23 with proposals being due on 12/01/23. OPM will review the proposals received, confirm qualifications, and provide a recommendation to award at the next Building Committee meeting.
  - 4. A Building Code review meeting was held on November 11, 2023. BTGA and CGA met with the Town Administrator, Jeff Mello (Building Inspector) and Fire Department Captain Dalessio to review the schematic design plans. No issues were raised. The Code Officials agreed the occupancy regulations for the garage referred to egress and not plumbing fixtures.
  - 5. An equipment review meeting was held on November 22, 2023. BTGA, CGA, Gannett Fleming (GF) and DPW staff reviewed the proposed equipment and layouts. The equipment list was updated per DPW needs and GF to send additional manufacturer's information to the DPW for their review and approval. CGA stated that this is an ongoing process.
  - 6. Schematic Design Cost Estimates were received on November 16, 2023 from two independent cost estimators. CGA noted that both estimates came in significantly higher than anticipated. A meeting was held on November 20, 2023 with the project team and cost

estimators to confirm their understanding of scope and reconcile any major cost differences. CGA reported that the reconciled construction cost estimates were still apart at \$46.5 and \$51 million, which is not unusual at the phase of the project and would be further refined during the next project phases.

7. Since the Feasibility Study, CGA reported there had been dramatic changes in the construction market noting increases with material costs and escalation. The project construction schedule was also increased due to long-lead items, more site work was needed based on site investigations, and there was more scope added to the project. CGA added that there will be opportunities to bring the cost of the project down, but it could never be at \$20 million feasibility budget based on with the current DPW requirements and site issues.
8. CGA presented a preliminary Total Project Budget of \$51,341,202, which included the estimated construction cost provided by BTGA, Architect and OPM fees, Owner's and Construction contingencies, furniture, equipment, and other soft costs. CGA noted that this budget will continue to evolve during the remaining project phases.

#### **C. Architects Report:**

1. BTGA reported on the increase in project cost since the Feasibility Study. Metal costs increased by 200%, increasing the cost of the prefabricated metal building. The building size also increased by 50%. Site improvements included removing unsuitable soil and trash to virgin depths under the pavement. The feasibility study did not include an environmental report since the project was only focused on the wooded area which they understood did not need remediation. Scope increased as well, requiring a roadway to the south side of the property, photovoltaics, covered storage and other outer buildings.
2. BTGA presented the following list of high-level potential Value Engineering cost savings items which would not remove program, noting that these costs have not been fully vetted:
  - i. Removing 18" of soil/trash/debris under pavement areas instead of going to virgin soil, could save \$2 million. BTGA stated this could require repaving in 5 years.
  - ii. Relocating the unsuitable soil to another area on the same property, in lieu of hauling off site could save \$2 million.
  - iii. BTGA had several metal building companies review their design and indicated the cost would be in the \$3 million range, versus the \$7-9 million from the estimators. The manufacturers said the building was not designed to be "a Cadillac" (overdesigned), at 128' wide, the building did not require columns.
  - iv. Use a Spung Structure verses a metal building for the garage. This would be a metal building with fabric over the top.
  - v. Eliminate granite curb, \$40,000, and rainwater collection system, \$15,000.
  - vi. Reduce height solar canopy foundation walls from 8', \$20,000.
  - vii. Remove paved road to the barn, \$100,000.
  - viii. Town purchase equipment directly, saving \$100,000 in contractor fees.
  - ix. Reduction in height of ceilings and pitch of roof, \$50,000.
  - x. Reduce foundation height at administration, \$15,000.
  - xi. Remove mezzanines, \$50,000.

- xii. Remove A/C from maintenance area, \$600,000 savings and eliminate heat in garage, \$200,000 savings.
- xiii. Remove outbuildings, Barn, storage canopies and mini storage.

3. BTGA noted that these reductions could potentially remove \$14 million from the project.
4. CGA expressed concern with this list and the approach to achieving a more appropriate cost for this project suggesting that the project team needs to coordinate this effort together.

**D. Discussion of Cost Estimates**

1. The committee stated that a project with a construction cost of \$50 million would not be acceptable to the town. They did not have a set number that would be acceptable.
2. Long-term maintenance savings should be reviewed. The useful life of the machinery has a value which will need to be explained to the town.
3. The project team will further investigate the geotechnical and geo-environmental engineers' recommendation for only removing 18" of unsuitable soil beneath the asphalt areas. This was a particular concern of CGA, as well as other members of the committee.
4. The project team will collectively review the alternates and value engineering items to create a cohesive list to present to the DPW and Building Committee for their consideration. The intent would be to bring the best solution at the best possible cost for town approval.

**E. Review and Approve Invoices** (*It was noted that Michelle Hines left the meeting at 5:41PM and did not participate in the following votes*):

1. Michael Gagne made the motion, seconded by Kevin Hurst, to approve CGA Invoice DPW-008 in the amount of \$11,000. The vote was unanimous.
2. Michael Gagne made the motion, seconded by Ed Monigan, to approve BTGA Invoice 11781 in the amount of \$65,022. The vote was unanimous.
3. Michael Gagne made the motion, seconded by Ed Monigan, to approve BTGA Invoice 11737 in the amount of \$67,122. The vote was unanimous.

**E. Review and Approve Meeting Minutes:**

1. Michael Gagne made the motion, seconded by Kevin Hurst to approve meeting minutes from August 23, 2023, vote was unanimous.
2. Kevin Hurst made the motion, seconded by Ed Monigan to approve meeting minutes from September 27, 2023, vote was unanimous.
3. Ed Monigan made the motion, seconded by Michale Gagne to approve meeting minutes from October 11, 2023, vote was unanimous, with K. Hurst abstaining from vote.

**F. Other topics not reasonable anticipated by the Chairman 48 hours before the meeting:** None

**G. Public Comment:** None

**H. Schedule Next Meetings:**

Meeting will be scheduled when the project team is prepared to present value engineering and cost reduction options for the Building Committees review and acceptance.

**I. Adjournment:** Michael Gagne motioned to adjourn the meeting at 5:58 PM, which was seconded by Kevin Hurst. Motion passed unanimously.