



## **The Chair called the meeting to order at 4:00PM**

### **Present:**

Chairman Steven Stone, Phil Thibault, Dennis Piendak, David Martin, Rebecca Duda, Linda Trouville, Rob Sheppard, Mike LaCava, Marybeth Veilleux, Stefanie Fields, Barbara O'Connor, Andy Graham

Absent: Nicholas Botelho, Renee Young

Mount Vernon Group: Al Cuevas, Bill Peters

LiRo-Hill: Paul Kalous, Paul Kondrat, Chris Similar

### **Minutes**

Mr. Martin made a motion to approve the minutes of April 2 2025 as presented. Ms. Trouville seconded the motion. The motion carried with all voting in favor. B. O'Connor abstained.

### **Invoice for Approval LiRo-Hill March 2025**

Mr. Kalous stated this is for monthly project management services from LiRo-Hill for March 2025.

Mr. Thibault made a motion to approve the monthly invoice from LiRo-Hill for March in the amount of \$13,215 as presented. Mr. Martin seconded the motion. The motion carried unanimously.

Mr. Kalous stated that this is the monthly invoice for Design Services in the amount of \$50,000 from Mount Vernon Group and he recommended the invoice for payment. The motion carried unanimously.

### **Update and Construction Procurement Delivery Options**

Mr. Kalous began by stating they are about to furnish to the MSBA all the documents to date for their approvals. The MSBA called to see if the PSR report could be submitted early so they are trying to accommodate them the best they can.

Mr. Cuevas reported that MVG is working on the ownership of the lots in the back of the property to present to Hill. They will continue to work on that and look into the abutters property as to what we can and cannot do in this area.

Mr. Kalous stated that it is a requirement for them to go over the differences and construction practices.

Chapter 149 and 149A for construction delivery. Mr. Kalous stated that he will explain the comparison between the two methods - CM at Risk and General Contractor construction. The Committee can then decide which process would be most advantageous for the Campbell Elementary School Project.

Mr. Kalous stated for projects greater than \$5 million M.G.L. c149 needs to be followed. There are two options Chapter 149 and Chapter 149A which is Construction Manager (CM) at Risk.

Mr. Kalous then went through the differences of Chapter 149 and Chapter 149A.

Chapter 149 the contractor selects you through their low bid in the traditional delivery system. The lowest bidder on bid day wins the bid. Tight documents are essential. Variation from bid day plan often results in exposure to cost and time claims. General Contractor at risk for all costs and all the profit. Low initial cost that will rise due to change orders. Chapter 149A Contractor selection is a qualifications based process and you select the Construction Manager. CM is received before bidding. Allows flexibility to fast track the project. Construction is open book and costs are audited. Variation is managed through contingencies to reduce cost and time claims. CM takes no risk to control costs. Profit and fee is stipulated and limited. 10-15% more costly than Chapter 149.

Mr. Kalous stated that renovation /addition is maybe a better time to use CM at Risk. CM at Risk works better for a tight delivery project. For a brand new building out of the ground it is easier to do design bid build.

Mr. Piendak asked about the early bid package and if one way of construction was better than the other. Mr. Kalous stated no even early bid package is Chapter 149. Mr. Graham asked a question on construction contingency. Mr. Kalous stated it would have a 5% because it's a new building.

Mr. Thibault stated he was comfortable with Chapter 149. Mr. Thibault made a motion to recommend the Town use Chapter 149 for the Campbell School Project. Mr. Sheppard seconded the motion for discussion. The motion moved to a vote by roll call - Mr. Martin - yes, Mr. Thibault - yes, Mr. Piendak - yes, Mr. Graham - yes, Ms. Veilleux - yes, Ms. Fields - yes, Ms. Duda - yes, Ms. Trouville - yes, Mr. Sheppard - yes, Mr. Stone - yes.

Mr. Cuevas also noted that subcontractors have to be pre-qualified due to the cost of this project. Mr. Kalous followed up with the prequalification process and then DCAM Evaluations are done on each subcontractor after the job is completed. If they do not get good evaluations, they can be denied working in Massachusetts on public bid projects.

Mr. Sheppard asked how many school projects are moving forward to the MSBA at this time. Mr. Cuevas stated he would try to get an answer on that from the MSBA.

## **Schedule**

There was a discussion on the next needed meeting. There was a discussion on whether April 30<sup>th</sup> meeting would be needed. Mr. Cuevas stated if they have answers to their questions on the area behind the Campbell School they may need that date. Mr. Cuevas stated that they will keep moving forward with the schematic design even before a vote is taken to keep on schedule. The next meeting dates in May 14 and May 21<sup>st</sup>.

## **Adjournment**

Ms. O'Connor made a motion to adjourn the meeting at 4:31PM. Ms. Duda seconded the motion. The motion carried unanimously.