

Mount Greylock Regional School District School Committee

Location: MGRS Meeting Room A109
1781 Cold Spring Road Williamstown, MA 01267

Wednesday, April 3, 2019
4:00pm

Special Open & Executive Session Agenda

- I. Call to Order
- II. Williams College Capital Gift
 - a. MGRS oil tank cleaning need / use of capital gift **VOTE**
 - b. Phase I and II Updates / Discussion
 - c. Report from Perkins Eastman regarding Phase I bid results
and possible decision regarding next steps **VOTE**
- III. Upcoming event of interest:
 - a. Berkshire County Education Task Force, 4/6/2019, 9am at BRPC
- IV. Move to Executive Session with no intent to return to open session per MGL Chapter 30A Section 21(a)(2) to conduct a strategy session in preparation for negotiations (Superintendent) and to conduct contract negotiations with non-union personnel (Superintendent, Business Manager).



Adams Plumbing & Heating, Inc.

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Lic. #9052

March 21, 2019

Mt. Greylock High School
1781 Cold Springs Road
Williamstown, MA

Atten: Rob Wnuk

Re: Cleaning two oil tanks and polishing 8,200 gallons of fuel

We are pleased to offer a quote to clean two oil tanks and polish 8,200 gallons of fuel. The oil piping to the tanks will need to be removed and reinstalled to gain access to the tanks for cleaning. The total cost for this proposal is **\$27,857.00**. Prevailing wage rates were used to calculate labor costs.

Please feel free to contact me with any questions or concerns.

Best Regards,

Doug Weaver
Project Manager

March 29, 2019

Mr. Joe Bergeron
 Chair
 Mount Greylock Regional School Committee
 1781 Cold Spring Road
 Williamstown, MA 01267

Re: Bid Results

Dear Mr. Bergeron

I am writing in regards to the bid results and the apparent low bidder for the Mount Greylock Regional School District Admin Building. Filed Sub-Bids for the project were opened on Tuesday March 19, 2019 with General Bids following on March 27, 2019.

The bid results are as follows:

- Kurtz, Inc. \$2,448,633
- David J. Tierney \$2,628,824
- Salco Construction \$2,655,087

Unfortunately the apparent low is above our estimated project cost. In January we were estimating a bid cost of \$2,304,676 with the restrooms included, our general bid numbers do not reflect the bathrooms which adds \$335,609 to the apparent low for a total \$2,771,242.

We have reached out to the low bidder in an effort to better understand where the estimate and bid differ. The bidder has graciously provided us with their preliminary take-off and schedule of values worksheets, this has allowed us to analyze the results as follows:

A.	BUILDING TRADE COST	TOTAL	TOTAL	BID	VARIANCE
	Foundations / Concrete	\$109,877	\$112,277	\$267,698	\$155,421
	Roofing	\$10,803	\$0	W/PRE-FAB	
	Exterior Wall Construction	\$0	\$47,358	\$61,074	\$13,716
	Interior Construction	\$216,342	\$242,609	\$340,518	\$97,909
	Painting	\$13,961	\$18,345	\$98,642	\$12,690
	Flooring	\$40,224	\$40,686	W/ABOVE	
	Ceiling	\$25,227	\$26,921	W/ABOVE	
	Equipment / Furnishing	\$42,407	\$37,885	\$38,585	\$700
	Pre-Fab Building	\$623,653	\$690,808	\$705,010	\$14,202
	Phumbing	\$51,840	\$120,620	\$125,500	\$4,880
	HVAC	\$169,813	\$199,718	\$141,759	(\$57,959)
	Electrical	\$67,925	\$203,968	\$303,000	\$99,032
	SUBTOTAL	\$1,372,071	\$1,741,195	\$2,081,786	\$340,591
B.	SITWORK				
	Site Preparation and Demolition	\$38,500	\$24,260	\$445,220	\$181,425
	Parking and Paving	\$37,422	\$126,070		
	Utilities	\$105,325	\$113,465		

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In the table I have highlighted the primary trades that are driving the results we are seeing, they are as follows:

Foundations and Concrete – formwork and construction of the foundation walls, insulation, pouring and finishing of the slab on grade.

Interior Construction - Walls, doors, hardware millwork, wood trim, accessories and a number of other small items spread across the entire building – this is where everything that is not in a specific trade is located.

Electrical – The filed sub-bidder responsible for all electrical and low voltage work, fire alarm, technology, security etc.

Site – Parking, paving, utilities, grading – all components of the project outside the envelope.

In these four areas we have an over-run of \$533,787 – the overall project over-run is \$466,566. That difference of (\$67,221) could be allocated to any of the line items, as Interior construction is the most variable and subject to numerous small fluctuations from a number of small bidders we suggest that line overage be reduced to \$30,700. This leaves the three trades, concrete, site and electrical as the primary source of the overage.

In speaking with the low bidder we understand that they did receive 3 bids for concrete and for site including the contractor on site currently. We did receive 3 bids for the Electrical sub-contract as well. These 3 trades do tend to have potential for fluctuations in a negative way during bidding. Generally the circumstances that bring about these trades being “high” are unclear, it could simply be the amount of work available in a given area or some other factor particular to the project that is driving the numbers.

We feel that it is always important to understand why we are not experiencing the results we expected. In this case it is not a widespread overage in every category which would point to a very different conclusion, it is a select number of trades who are pushing our numbers. We can discuss further next week.

Regards,

Daniel Colli, AIA
Associate Principal