



Monomoy Middle School Siding Project

Building Committee Meeting #11 - Minutes

Meeting date 8-20-25

VIRTUAL VIA GOOGLE MEET

Location: 425 Crowell Rd, Chatham, MA 02633

Invitees: Ed McManus (Co-chair), Peter Troy (Co-chair), Scott Carpenter (MRSD Superintendent), Michael MacMillan (MRSD), Lisa Norcross, Mark Kelleher, Richie Roy, Craig Gabri, Emily Milan, Bob Stello, Tom Reid, John Marsh, Eric Whiteley, Matt Barnes, Merideth Henderson, Jackie Long, Dudley Abby, Rick Travers, Robin Millen, Paul Donlan, Steve Watchorn (RDA Architects), Molly Parris (RDA Architects), Brian Frigon (ECC OPM), David Whitcomb

Meeting started Virtual Google Meeting

1. Public Comment:

- a. No Public Comments

2. Approval of Past Minutes:

- a. Past minutes from 07/08/25 Approved

3. Project Status Update:

- a. Pre-Qualification Process
 - Design Updates - 100% completion, scheduled for 8/27/25
 - Bid documents will be ready to post on 8/29/25
 - 75% Estimate has been completed
 - Estimate falls in line with DD Estimate

4. Pre-Qualification Process Update:

- Evaluation Sub-Committee has evaluated all 11 GCs
- Recommendation to short list 9 GCs as Pre-Qualified
 - Colantonio, Inc
 - Homer Contracting, Inc.
 - JJ Contractors, Inc.
 - Maron Construction Co., Inc.
 - M. O'Connor Contracting, Inc.
 - Pearl Construction
 - TRAC Builders
 - Tower Construction Co., Inc.



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- WES Construction Co., Inc.
 - Recommendation to dis-qualify 2 GCs
 - GVW
 - Non-favorable references
 - JJ Cardosi
 - For non-responsive references

Vote Taken and Approved to Short List the (9) Pre-Qualified GCs and dis-qualify the (2) non-favorable GCs

ECC to send out meeting invite to Sub-Committee to start the review of the evaluation score cards for next week.

5. Schedule/Timeline Overview:

- July 28 Pre-Qual Process
- June 17 Start Phasing Plan
- July 11 75% Estimate Results
- August 5 100% Bid Documents
- Aug 20-Sept 17 Bidding
- October 1 Award GC

6. ARP Roof Coordination Update

- a. No Updates

7. Action Items/New Business

- a. No new items.

Next meeting to be scheduled for TBD once bids are received

Meeting Adjourned