

Joint Building Committee Meeting

April 11th 2016

SAU 56 Conference Room

4:00 pm

- 1. Call to Order:** Bolduc called the meeting to order at 4:00pm and the following members were present: Bolduc, Gibson, Dumont and Messier. Also present was Jeni Mosca, Marie D'Agostino, Joe Campbell, Ingrid Nichols, Tom Daniels, Andy Lucier, Katelyn Carrington, and Lori Lane.
- 2. Approval Of Minutes:** A motion made by Gibson seconded by Messier to approve the minutes from April 4th 2016. VOTE: Motion passed, unanimously.
- 3. Culinary Flooring:** Campbell stated that we had an add alternate to replace the existing epoxy floor with quarry tile and we were advising to move forward with that. It came up that someone suggested that you were happy with the epoxy and asked why we didn't consider that. He stated that epoxy is a much more expensive product. He stated that Banwell suggested we use stonhard which is a really good product. He stated that since the last meeting they received a price this morning and the premium is \$2,000 to go from the quarry tile to the stonhard product. Gibson stated that his big concern is with safety issues with that type of flooring due to slipping. Nichols stated that the quarry tile was like that but the stonhard tile is poured with no grout lines and they can also put in sand so it is not slippery. Lucier stated that he is concerned with cleaning with the sand in it. Daniels stated that they can do the sand in just certain areas where it may get slippery. Nichols stated that they would do a sample before they pour the whole thing. Messier asked where they are finding \$28,000 and asked if they are taking it from the contingency. Dumont stated that wasn't it coming from the clerk of the works. Messier stated that he doesn't have a problem with the stonhard but he would be concerned with the sand with cleaning but he is willing to roll the dice on that. Campbell stated that the true value of the floor is \$38,000 but we are applying the \$10,000 we had budgeted for patching the floor. Bolduc stated that he looked at the floor in there and it has to be changed and asked if the old floors would be coming up. Campbell stated that it is \$5900 to grind it and that is included in the price. A motion made by Dumont seconded by Messier to approve the culinary flooring using the stonhard product not to exceed \$30,000. VOTE: motion passed, unanimously. Gibson asked if they are foreseeing any more major changes coming. Campbell stated that the contractor also has a contingency and we try to do the best we can to give change proposal that you have asked for and that is not always the case. He stated that one cost that is hitting his contingency is that the floor manufacturer is making us grind all the flooring and that as a construction manager we should have anticipated and that is costing \$40,000 out of our pocket but it has to get done. He stated that things are coming up daily.
- 4. Kitchen Equipment Decision:** Lane stated that the RFP was sent to ten individual vendors and was advertised to the general public in the union leader and was posted on our website. She stated that she received some questions so she issued an addendum to answer those questions. She stated that they received three responses from Alternative Sales, Douglas Equipment and Perkins Equipment. She stated that she had the culinary teacher look it over and compared them and then she went through them. She stated that she has outlined a chart with the different proposals. There is a Base bid and then one alternative item that we asked for which is a meat slicer that is a newer model with an additional safety feature that we thought was important, and items 18 and 19 which is a washer and dryer. She stated that Perkins didn't include the washer and dryer because they don't sell those but the other two did include them. She stated that the biggest difference between Alternative Sales and Douglas is the washer and dryer. Alternative Sales priced it very low. She stated that they got quotes ahead of time and that was a ballpark of \$9500. She stated that they came in at \$1325 per item and they deal with both new and used equipment and she was concerned that there was no warranty and that raised a red flag. She stated that they also charged us for all the gas connectors. She stated that Perkins gave us a credit for \$2,000 for using a high efficient fryer and we have an

established working relationship with Perkins so she would recommend going with them and then do a second RFP just for the washer and dryer in order to get pricing on those. Messier asked if the line item for the kitchen equipment is under or over budget. Lane stated that we under what the budget was by \$10,000-15,000. Gibson stated that he thought that the original number was \$100,000 for the budget. Lane stated that the total was about \$130,000. Gibson stated that Perkins doesn't include a washer and dryer and asked if there will be any issues integrating them together. Campbell stated that it has all been coordinated. Nichols stated that they will also send the bid to the engineers. Bolduc stated that when you talk about the washer and dryer is it a dishwasher. Lane stated no it is for clothing to wash their uniforms. Gibson asked what the warranties were with Perkins. Lane stated that it varied but there was a warranty for everything. She stated that it depended on what it was but they were the same across the board as I compared them. Campbell stated that the warranty is carried by the manufacturer not the vendor. Gibson asked about an extended warranty. Lane stated that she hadn't thought that far ahead. Lucier stated that they haven't had anything that needed repairs other than the dishwasher since he has been here. Bolduc stated that he is not a fan of extended warranties. Dumont stated that you mentioned that it went out to ten vendors and he sees three vendors and none of them are from Maine. He stated that he has experience in the restaurant business and it is usually the Maine organizations that come in at a good price. Lane stated that there were no Maine companies on the list. She stated that it was mailed to ten companies and advertised in the union leader. A motion made by Messier seconded by Gibson to approve the bid from Perkins as quoted in the proposal. Dumont asked if it is out of order to repost the bid. Campbell stated that there is urgency to this and what Lori has done is what we would do and the pricing is a good buy. He stated that any possible savings you may see going back out would cost you more in delays. Messier stated that everything that was done was done above board and people knew the project was coming and they have worked with Perkins before so I am comfortable with that. Dumont stated that he has a problem not dealing locally as a city councilor and he is disappointed that the people in Portland were not asked. He stated that the union leader is not distributed in Portland. He stated that he is disappointed in how the RFP was handled. Bolduc stated that this would have been a good discussion last time but it is probably too late now and he doesn't agree with going back out. VOTE: motion passed, unanimously. Gibson stated that there is an ongoing concern from the board and the council that information is slow getting to members to make an informed decision and he doesn't like having stuff dropped in my lap on the day of a meeting. He stated that he is not saying that it would make a difference but he always feels uncomfortable when stuff shows up the day of the meeting to make a decision in a meeting. Bolduc stated that is his feelings as well but we have to remember that the whole project is being crunched up to get ready for the opening of school. Supt. Mosca stated that keep in mind that you got a copy of the RFP and you knew when it was going out. She stated that we will include a summary like this for the other RFP's in the packet. She stated that you knew we were making decisions tonight because we talked about it at the last meeting. Bolduc stated that usually members see the bids in order for us to question them. Supt. Mosca stated that they tried to give you the information in a synopsis to move the project along. She stated that if you want to tell us how you want it because we have more bids. Gibson stated that he will go along with the committee and we can have the RFP but without the numbers it is hard to compare and he doesn't like having to come up with questions at the last minute. Supt. Mosca stated that when we get the responses we can let you know that they are here and you can look at them and the summary will be included in the packet.

5. Concrete Slab Greenhouse: Campbell stated that they came up with a number of options and priced them. He stated that they considered knocking down the foundation and footings and paving over it but they consulted with the engineer and they suggested that we remove the slab and put down an asphalt base so there will be a twelve foot section of pavement so it has been resolved with no further

cost implications.

- 6. Other:** Bolduc stated that we discussed a lot of things at our meeting and asked if they wanted to discuss those. Campbell stated that the roof was approved so he needs a signed copy of the proposal. He stated that the JBC asked for a means of tracking additional costs so he prepared a log to do so. Nichols stated that Joe will be tying the log to the budget spreadsheet so you know what the count is. Campbell stated that the approved proposals become change orders at the end of each month. He stated that as they get approved they move over into the approved change orders column. Bolduc stated that next time we will see the changes based on tonight. Lane stated that Marie brought in the RFP for the auto for everyone to look at. She stated that she talked to the architects and contractors to get the possible vendor list so she put in what was given and we are advertising as before. Nichols introduced Tom Daniels who will be taking over for Cris Salamon.
- 7. Next Meeting:** The next meeting is April 18th 2016 at 4:00pm at the SAU office.
- 8. Adjournment:** A motion made by Messier seconded by Dumont to adjourn. VOTE: Motion passed, unananimously. Meeting adjourned at 4:50pm.

Katie Krauss
JBC Recording Secretary

Pending Board Approval