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Municipal Building Committee – City Hall Redevelopment
Mayor's Office Conference Room, 17 Pleasant Street, 4th Floor
Tuesday, February 5 at 4 PM

Committee Members in Attendance			Others in attendance		
✓	Gary Christenson, Chair	Mayor	✓	Nelson Miller	Bldg. Commissioner
✓	Ron Hogan	Mayor's Appt.	ABSENT	Mike Carroll	Hill Int. (OPM)
✓	Debbie Burke	Mayor's Appt.	ABSENT	Andy Felix	Hill Int.
✓	Eric Rubin	Pub. Facilities Dir.	ABSENT	Joe Naughton	Hill Int.
✓	Barbara Murphy	2016 Council Pres.	✓	Andy Vo	Hill Int. (Sr. Proj. Mgr.)
ABSENT	Craig Spadafora	Council Pres. Appt.	ABSENT	Joe Marshall	Flansburgh (Architect)
ABSENT	Ryan O'Malley	Ward 4 Councillor	✓	Jorge Cruz	Flansburgh
✓	Kathleen Manning Hall	Clerk <i>Non-voting mem.</i>	✓	Brian Hores	Flansburgh
			ABSENT	Bruce Danzer	Lab[3.2] (Int. Designer)
			✓	Anthony Rodrigues	IT
			✓	Yem Lip	Engineer

MINUTES

- 1. Roll Call of Committee members.** Meeting was called to order at 4:02 PM. Clerk called the roll and there was a sufficient quorum.
- 2. Review and Approval of January 22, 2019 Minutes.** *Motion by Ron Hogan to approve the Minutes of January 22, 2019, seconded by Eric Rubin and approved unanimously.*
- 3. Schedule Updates.** There is nothing new to report on the schedule other than progress has been made with window installation. Callahan is working to make up for time lost and has indicated that the National Grid strike caused delays to the installation of the gas manifold on the Abbott Street side. Ron believes that the National Grid work is scheduled to be done very soon.
- 4. Update on General Contract Bids Received.** General Contractor M. O'Connor Contracting, Inc. came in as the lowest bidder. M. O'Connor has a history with Malden as they constructed the Senior Center building. Ron has some concerns with their bid/alternates which came in higher than expected. Discussion ensued as to suggested alternates, which although offer cheaper options, will most decidedly not stand the test of time.

- a. There are equipment costs, security, network, key card access, AV, that are not contained in this bid, some of which will be funded through the cable budget.
- b. Ron is working with the MRA to create an archive area in the former Jackson Suites building. They are awaiting pricing, but these costs will have to be accounted for.
- c. Ron will have a firmer grasp on technology and furniture pricing by the next meeting.

Ron recommends moving forward with M. O'Connor as the General Contractor without the deduct alternates. *Motion by Eric Rubin to approve M. O'Connor as the General Contractor in the amount of \$12,176,600, seconded by Barbara Murphy. All in favor, Motion passes unanimously.*

5. **Approval of Commissioning Agent.** The Commissioning Agent oversees mechanical plans, comes to the site in various stages, tests out issues and provides feedback to the engineers in an effort to prevent problems before they occur. Hill has recommended CES Consulting Engineering Services as Commissioning Agent. The City has worked with them in the past on a Malden High School project. *Motion by Barbara Murphy to approve CES as Commissioning agent, seconded by Debbie Burke. All in favor, Motion passes unanimously.*
6. **New Business.** The roofer bid came in high, Ron plans to rebid it.
7. **Next Steps.** The next meeting will be in the next few weeks, when the budget is tighter.
8. **Next Meeting:** To be determined.

Motion to adjourn at 4:39 PM by Barbara Murphy and seconded by Ron Hogan. All in favor, meeting adjourned.