

**UP-ISLAND REGIONAL SCHOOL COMMITTEE
OF MARTHA'S VINEYARD
8:00AM, Thursday, March 9, 2023
by Zoom Cloud Conference**

Page 1 of 3

Present: Chair – Jim Newman, Roxanne Ackerman, Robert Lionette, Skipper Manter*,
Others: Keenan & Kenny – John Keenan, Antonia Kenny,
CHA Projects – Aditya Modi, Mike Owen, Recorder: Marni Lipke
Supt's Shared Services Office: Richie Smith, Mark Friedman, John Stevens
Press – Michelle Vivian-Jemison – MVTV, Thomas Humphrey – Gazette,
*Late arrivals or early departures of UIRSC members

Call to Order (Agenda item #I)

The Up-Island Regional School Committee (UIRSC) meeting was called to order.

Chilmark School Heating/Ventilation/Air Conditioning (HVAC) Project

Review of Bids and Recommended VOTE (Agenda II)

(See Documents on file and Minutes: 3/2/21 p.2 #IV, & 5/4/21 Minutes p.1-2 #V B, & 8/26/21 p.3 #V A, & 9/20/21 p.3-4 #IV C, & 10/25/21 p.1 #II, & 5/23/22 p.3 #D, & 6/21/22 p.2-3 #IV C, & 1/17/23 p.2-3 #IV B.)

- Martha's Vineyard Public Schools (MVPS) Business Administrator Mark Friedman reviewed the more recent history of this long-standing process, and the goals of a systemwide upgrade:
 - replace heating/air conditioning outdated equipment not working as designed,
 - rectify ventilation challenges; and
 - move toward better energy efficiency.
- There was ~ \$1,175,000 in available funds:
 - ~ \$100,000 from an unencumbered warrant article,
 - \$950,000 in borrowing from the inter-municipal agreement, and
 - \$126,000 from the Chilmark GreenCommunities Grant.
- The UIRSD Owners Project Manager (OPM) Michael Owen of CHA Projects presented the bids. This Request For Proposal (RFP) included specs for both general (GC) and electrical contractors (which had been less clearly designed in previous RFPs) hopefully reducing the number of change-orders. The GC contractor could also be a certified HVAC contractor.
- CHA personally called and solicited bids from a number of qualified contractors currently working on other Island projects. Although upwards of 17 firms pulled papers, actual bids were few and higher than expected due to a number of factors.
 - State law required Division of Capital Asset Management and Maintenance (DCAMM) certification, unfortunately eliminating local contractors. (Home-rule legislation to waive the law would take years of advocacy).
 - There were continuing supply chain problems, e.g. although condenser/compressor 52+ week backlog was resolved, electrical switch boxes lead time was now 52-65 weeks.
 - Job timing coincided with severe lack of available worker housing (the Island Condition).
 - The two HVAC contractors bids were higher than previously due to market and supply chain factors.

UP-ISLAND REGIONAL SCHOOL DISTRICT OF MARTHA'S VINEYARD
March 9, 2023

Page 2 of 3

- The project could best be described as HVAC with building alterations: spray insulating the roof, wall socks and corals brought up from the basement, dry wall repairs, and permanent attic access in the gables for removal of outdated equipment (see 1/17/23 Minutes p.3).
- The generator required extensive work:
 - 2 smaller generators for more power at less cost and shorter lead time than one large generator,
 - a buried propane tank,
 - site work and a concrete pad.

Procurement was according to Massachusetts General Law (MGL) Chapter 149, (design, bid, build, General Contractor (GC) and sub-bids).

- The lowest HVAC bid (Apex) was \$1,117,000, with an additional \$6,000 for the generator alternate. This escalation was despite no changes in HVAC design and a reduction due to ERV compatibility (see 1/17/23 Minutes p.3).
- Electrical contractor bids were:
 - \$374,000 plus \$238,000 for the generator alternate, totaling \$612,000, and
 - \$185,000 plus \$475,000 for the generator alternate, totaling \$660,000.
- The only GC bid was reluctant, Apex (drywall alternate) \$135,00.
- HVAC, Electric, GC total was \$2,286,000, or \$2,903,000 with the generator.
- CHA advised a small contingency of \$150,000, and added their additional charges of \$40,047.

* During this discussion Skipper Manter left the meeting at 8:28AM for an appointment.

- The UIRSC expressed their shock at the pricing, for example the outrageous \$617,000 generator—\$475,000 was just the purchase price. They asked about alternatives and process but Michael Owen advised this was a poison pill that had to be addressed, further delay would only increase costs.

- The project without the generator but with a modest contingency was \$2,476,000, about \$1,300,000 over the available funds. UIRSC Certified Excess & Deficiency (E & D) reserves were \$315,000. Estimated principal and interest payments to Chilmark were in the Fiscal Year 2024 (FY24) UIRSC budget.

- Timing was tight as bids amounts were held for only 90 days.

- Any funding details had to worked out with Chilmark which was responsible for 80% of the capital costs, and was the primary borrower in the inter-municipal agreement—any addition to the borrowing limit would have to be approved by Chilmark Town vote.

- The Inter-Municipal Agreement could be amended by the 3 Town Select Boards. However all 3 Towns had successfully submitted the original Inter-Municipal Agreement for Town Meeting vote, so Aquinnah and West Tisbury might have to add an article to their 2023 Annual Town Meeting (ATM) warrants.

- The UIRSC agreed to wait for the Chilmark Select Board reaction (see below: Meetings/Events) and to add the matter to the March 20th UIRSC meeting agenda.

UP-ISLAND REGIONAL SCHOOL DISTRICT OF MARTHA'S VINEYARD
March 9, 2023

Page 3 of 3

Meetings/Events

- Chilmark Select Board – 4:00PM, Thursday, March 9, 2023
- UIRSC/WT-CIP – 5:30PM, Monday, March 13, 2023 - WTS/Zoom
- UIRSC – TBD, Monday, March 20, 2023

Adjournment

- *ROXANNE ACKERMAN MOVED TO ADJOURN AT 8:40AM; ROBERT LIONETTE SECONDED; MOTION PASSED UNANIMOUSLY: 3 AYES, 0 NAYS, 0 ABSTENTIONS: ROXANNE ACKERMAN—AYE, ROBERT LIONETTE—AYE, JIM NEWMAN—AYE.*

Documents on File:

- Agenda 3/9/23
- Chilmark School HVAC Replacement – Filed-Sub Contractor Bid Tabulation Sheet Bid Opening 03/01/2023 at 4:00PM (2 p.)

Minutes approved 3/20/23