

Final Jan 17, 2023 Facilities Committee Minutes

Present: Dr. Jonathan Ponds, Christina Hunt, Brian Fleischer, Yvonne Bouknight, Eric Scherzer (all the above in-person) and Will Ross (PSA) on-line. Meeting 7:30 – 9:00 pm

Report from Administration on Construction Manager Bids and the work of the Construction Manager Advisory Committee-

Eighteen Construction Manager firms requested RFP documents and Four Construction Manager bids were received. The four firms are Colliers, Epic, Gilbane and Legacy. The Administration has done initial scoring of the bids – narrowing down the possibilities to two firms. The Administration scheduled interviews on January 18th with these two firms.

The Administration met with the Advisory Committee on January 16th. At the meeting with the Advisory Committee, questions were formulated for the potential firms and on their advice, the specific personnel who would be working on our projects were asked to be present for the interviews. It was also suggested that the Administration conduct site visits to sample sites where these two firms are managing projects. Those visits will be scheduled shortly. The Administration will also conduct thorough background and reference checks of the two firms.

PSA has worked well with both of these firms and Epic has worked on projects in Montclair in the past.

We expect to receive a final recommendation from the Administration about which firm they recommend to award a contract to at our next meeting (Jan 31, 2023) and that this will be voted on at the Feb 1, 2023 BOE meeting.

Report from PSA on schedule of upcoming work and planning of first projects and work in the upcoming period including this summer –

The Committee heard a preliminary report from Will Ross on some of the projects that PSA has already started to work on. After discussion, the Committee asked Will to update the list of priority projects and to be prepared to formally present it at the next Facilities Committee meeting. Critical issues involving safety were to be given highest priority. It was also understood that projects at various schools around town were going to be prioritized.

Report on Bond Sale – to be conducted on Jan 18, 2023 at 11 am.

It was reported that two firms (RBC and JP Morgan Chase had already placed a good faith deposit of \$1.4 million each. We subsequently learned that the bond sale on Jan 18, 2023 went very well and the sale was awarded to RBC Capital Markets at a rate of 3.52% (which was well below the rate (4.2%) we had expected and which had formed the basis of our financial forecasting prior to the referendum vote). There was a total of 10 bidders for the bond sale.

Appointment of a long-term Community Construction Advisory Committee –

The Committee discussed the formation of a long-term Community Advisory Committee to consult on various aspects of the projects as they are developed. We had a preliminary discussion about the membership of this Committee and expect that it will be named by the BOE at its Feb 1 meeting. We expect that this Committee will convene for the first time on or about February 9.

Other funding – The Committee briefly discussed possible uses of \$500,000 special capital fund initiated by Assemblyman McKeon and the possibility of applying for other funding which may be available for projects not covered by the bond.

Plan for Public Reporting of Bond Projects and Developments

The Committee discussed various ways to communicate to the public on the progress on various bond projects and developments.

The next Facilities Committee meeting is planned via zoom on Jan 31, 2023 at 7:30p.