



Town of Reading Meeting Posting with Agenda

2018-07-16 LAG

Board - Committee - Commission - Council:

Killam School Building Committee

Date: 2026-05-11

Time: 6:00 PM

Building: Virtual

Location: Zoom

Address:

Agenda:

Purpose: General Business

Meeting Called By: Joshua Delaune on behalf of Chair Carla Nazzaro

Notices and agendas are to be posted 48 hours in advance of the meetings excluding Saturdays, Sundays and Legal Holidays. Please keep in mind the Town Clerk's hours of operation and make necessary arrangements to be sure your posting is made in an adequate amount of time. A listing of topics that the chair reasonably anticipates will be discussed at the meeting must be on the agenda.

All Meeting Postings must be submitted in typed format; handwritten notices will not be accepted.

Topics of Discussion:

Join Zoom Meeting

<https://us06web.zoom.us/j/86987328038?pwd=2bgxaliU1EP0lduuyiiBnwa3EYbicl.1>

Meeting ID: 869 8732 8038

Passcode: 157565

1. Call to Order
2. Public Comment
3. KSBC Liaison Reports
4. Review of Current Bid Status & Issues
5. Recommendation to Cancel Current Bid*
6. Review Re-Bid Timeline & Approve New Proposed Re-Bid*
7. Future Agenda Items and Current Next Meeting dates
 - a. KSBC XLT
 - i. 5/18/26
 - ii. 06/08/26
 - b. KSBC Meeting
 - i. 5/21/26 – Thursday
 - ii. 06/15/26
8. Adjourn*

*Noted Potential vote required

This Agenda has been prepared in advance and represents a listing of topics that the chair reasonably anticipates will be discussed at the meeting. However the agenda does not necessarily include all matters which may be taken up at this meeting.



Town of Reading

16 Lowell Street
Reading, MA 01867-2685

Jayne Wellman

Town Manager

Office: (781) 942-9043

jwellman@readingma.go

To: Carla Nazarro, Chair, Killam School Building Committee

From: Jayne Wellman, Town Manager

Date: May 10, 2026

RE: Killam School Rebid

Over the last two weeks a potential paragraph e sub bidder took issue with language within our specifications for the HVAC portion of the bid. The building committee chose to do a proprietary specification for HVAC Controls, took a vote, and conducted the proprietary specification correctly. However, the bid included language that indicated no substitutions would be accepted. The same language was also included for our proprietary electrical procurement as well. Upon direction from the Attorney General's Office Bid Unit, the OPM, Designer, Counsel, and the Town have decided to rebid the entire project out of an abundance of caution. In order to give a fair amount of time to all sub-bidders and pricing available for general contractors we have drafted the following plan of action and timeline.

1. We have canceled the original bid and will rebid the full bid package.
2. Cancelling was done by Addendum 6, which was issued by LBA Friday 05/08/26
 - a. Town Counsel assisted LBA with the wording on Addendum 6.
 - b. LBA will sent a word document to Town Counsel for review.
3. Joshua will set up a meeting for the Killam SBC.
 - a. Meeting to be held virtually Monday 5/11/26
 - b. Agenda will be review of the bid issue, recommend cancelling the bid and approving proposed rebid.
4. Advertising
 - a. Joshua will get the new ad into the Central register next Thursday (05/14/2026), so it will be showing as of 05/20/26.
 - b. Joshua / Katie will also advertise in the local newspaper and COMMBuys, so it is showing for 05/20/26.
5. New Bid
 - a. Bid Documents
 - i. This will basically be a conformed set of the initial bid including all previous addendum information.

- ii. The updated documents will also address all proprietary items.
- iii. The updated documents will contain a section indicating what was changed between the old bid set and the new bid set. With the only adjustment being the proprietary items.
- iv. LBA to confirm when they can have the documents ready with the goal to be able to go live by 05/20/26
- v. Justin (and Mike/David) will reach out to BidDocs online to update them on this issue.

b. Dates - Draft

- i. 05/14/26: Enter advertisement in central register
- ii. 05/08/26: Cancel Current bid by addenda
- iii. 05/12-14/26: Colliers to send an email to all prequalified GC and FSB informing them the new bid will be going out and informing them of the adjustments to be issued in the rebid.
- iv. 05/20/26: Advertisement in central register, new paper, and COMMbuys.
- v. 05/20/26: Documents available on Bid docs.
- vi. 05/28/26: Deadline for Bid RFIs
- vii. 06/01/26: Deadline for any new Addenda issued by noon this day.
- viii. 06/04/26: FSB Bids due
- ix. 06/11/26: GC Bids due
- x. 06/15/26: SBC meeting to approve GC
- xi. 06/16/26: NTP (notice to proceed) and contracts issued to GC
- xii. 06/22/26: Contracts Executed