

Municipal Building Committee Meeting Minutes
July 8, 2019

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MANSFIELD
MASSACHUSETTS

Present:

Chris Paquin, Chairman
Doug Annino, Member
Evan Epstein, Member
Maureen Doherty, Member
Neal Boldrighini, Associate Member

Also Present:

Mike Ahern, OPM/Public Buildings
Greg Joynt, KBA
Joe Milani, KBA
Teresa Murphy, Superintendent of Schools
Matt Jacques, Facilities Director School Department

Not Present:

Bob Barry, Vice-Chairman
Ron Sellon, Associate Member
Mark Cook, Associate Member

Minutes Clerk:

Christopher P. Walsh

Mr. Paquin noted a quorum present and called the meeting to order at 6:31 pm.

1. Committee Meeting Minutes for Approval: 2019.06.03

Motion: Approve the June 3, 2019 minutes (Annino/Epstein; Doherty abstains).

Vote is 3 ½ - 0 - 1.

2. OPM Report

Mr. Ahern went over the following highlights for June 2019:

DPW: Warranty list is 95% complete.

Public Safety Site: Front entrance concrete sidewalks and Granite Memorial complete. Chain link fence complete with gates. Landscape contract awarded. Parking lot paint complete.

Public Safety Building A: Security ceilings 90% complete. Elevator installation 90% complete. Finish coat paint 95% complete on first floor. Initial cleaning complete; final cleaning ongoing. Carpet installation is complete on first and second floors. Wood doors installation 90% complete. Television installation completed. Low voltage wiring 95% complete. Comcast cable & Verizon phone installed in the building. SIGNET work 95% complete on cameras and security devices. Main electric room 95% complete. M-E-P finish work continues with 95% complete. New podiums ordered from Mass-COR. Furniture installation 90% complete.

Public Safety Building B: Appliance installation complete. HVAC equipment start up. IDF room punch down 95% complete. Apparatus bay epoxy floor complete.

Intersection Work: Started conduits and traffic signal piping (additional conduits planned for fiber optics). Planning on street closure the week of August 5

Mr. Ahern then went over the schedule upcoming for **July 2019:**

DPW: Warranty items continue to be addressed; make-up air unit.

Public Safety: Loam, rake, seed, and landscaping ongoing. Coordination of phone line transfers. HVAC-Test & balance. WatchGuard installation. All final inspections. Substantial completion.

3. Proposed or Upcoming Changes/Change Orders/CCDs

From the OPM report, there are potential costs to be expected this upcoming July for change order #25. They include several COPs from #170R1 to #210 (the rest can be viewed on the OPM package). Change order #25 comes with an *original* cost of \$25,086.00 (see adjustment below), with an elevator operator credit of \$1,080.00.

Mr. Ahern gave explanations for the change orders: He said deck support was in bathroom in fire apparatus (issue with supporting steel for concrete). Mr. Milani clarified that he believed that BBBC owned the lockset aspect of the change order. After this clarification, Mr. Ahern made an adjustment which is reflected in the below number. Mr. Ahern mentioned the sleeve for the SCBA Conduit. He said the crane service was for the additional stairs and platforms on the generator. He mentioned the ledges for the elevator shaft were completed. The granite curb and monument was set by another company thru Guigli. Data was for the car ports (when cruisers come in). Bookcase doors (six) were for the library cabinets in police side.

Motion: Approve change order #25 for total of \$24,544.00 (Paquin/Annino). **Vote is 4 ½ - 0.**

4. Project Budget and Contingency Log Update

Mr. Ahern said they are still within budget, but intersection work is difficult to get a cost nailed down (some items have changed). Mr. Ahern stated that they don't have an accurate number on the intersection presently do to all the reconfiguration especially the traffic signals, and what will be expected for landscaping. Mr. Epstein asked about one item on the contingency, and Mr. Ahern gave an explanation. Mr. Ahern said they are in the showing a deficit of \$150,000 approximately and that this should go down to close to \$100,000.00 when some items are removed.. Mr. Paquin asked about the canopy work (will be supplied by the town, town has the hardware, now running electric cable). Mr. Ahern mentioned the furniture wiring is an added cost. Mrs. Doherty asked about the rejected items and Mr. Ahern said they could come back. Mr. Ahern said the intersection progress is moving along. Mr. Ahern also stated he is starting to come across little items that need to be completed such as convenience outlets, data outlets and moving some items as necessary, etc. that he has the electrical company Systems doing on T&M.

5. Discussion on substantial completion and request of BBBC

Mr. Ahern mentioned Charlie Penta from BBBC requested no-cost time extension to achieve substantial completion of public safety facility by July 19. He mentioned he sent the letter that everyone has to legal counsel to have reviewed and council has approved the letter as written with a request that Charlie sign the letter. Mr. Paquin asked of cost of possible liquidated damages (if that were pursued). Mr. Ahern stated that he didn't want to pursue liquidated damages and that BBBC requesting a 3 week time extension was reasonable, in his opinion, based on a 32 month project. He also stated that BBBC has been a great contractor to work with to date. Mr. Milani said the punch list is being done now, and wanted to make sure building is able to be occupied by the July 19 date. He said the bunk area is finished. He said there are no major failures popping up, and that the punch list will probably be done by July 19. He would like to get the manuals and drawings in for review by July 19. Mrs. Doherty asked about the builder's risk. Chief Boldrighini mentioned the move-in process.

6. Setting the date for Public Safety Grand Opening

The committee mentioned dates within mid-September or October. Chief Boldrighini mentioned September 7 would be a date he believed that police and fire would fully occupy the building and that they were having a pre-grand opening for invited guests including all the fire and police to get them familiar with the building and take a group picture. Mr. Ahern has a tentative date for the grand opening for the public of Saturday, September 21

7. Monthly Invoices w/Application For Payment Approved by KBA and OPM

Mr. Ahern went over the monthly invoices, covering BBBC (including credit for gas bills that Mr. Ahern said is already paid with \$25,000), Columbia Gas, Donnegan Systems, EW Electric Wholesalers, G. Lopes Construction, HAKS, Robert W. Irvine & Sons (twice – sprinkler, appliances), KBA, McMaster Carr, Milton Cat, NV5, Patriot Supply, Redi Mix Services (eight times - intersection), Scituate Concrete Products, Scoreboard Enterprises Inc, Shea Concrete Products (thrice – electrical manholes, covers and frames for intersection), SIGNET Electronic Systems, VHB, Woodard & Curran.

Mrs. Doherty asked about money for movers in budget. Mr. Ahern mentioned that most of the building has new furniture and many of the items will be purged and the remaining departments will work together to move what remains.

Motion: Approve the monthly invoices for a total of \$678,157.39 (Paquin/Annino).

Vote is 4 ½ - 0.

8. Capital Projects Update: Mr. Ahern and Matt (for HS curtain wall) went over the following:

* **Memorial Hall:** Ongoing. Outside done will be completing in the fall the exterior ramps.

* **Plymouth Street Fire:** Work is still underway. Chief Boldrighini mentioned the delays (committee had discussion on this). Mr. Ahern mentioned that the contractor has had some issues but things will be picking up soon. Mr. Ahern doesn't see any need to be concerned at this point.

* **HS Curtain Wall:** Mr. Jacques gave the following update .50% demolition complete. One hot spot for asbestos found in two spots (near athletic wing) and have been abated. They haven't found any additional hot spots for asbestos to date. Started working 10-hour work days due to rain and have worked this past Saturday. Found issue with sill plate and have replaced it with a

zinc coated steel plate. The header detail was different than anticipated but has been resolved. Presently they see nothing that will delay substantial completion by September 3. The contractor has placed plastic to be able to keep parts of the building dry. They have placed plywood to cover holes, and dropped plastic from ceiling to cover plywood to keep everything as dry as possible. Glass is onsite. Curtain wall is onsite. Windows not onsite yet, will be delivered in August due to lead time but holes will be closed in with plywood on a temporary basis. Prepping old garage door with infill that previously served the shop areas. Door 18 will now serve special Ed; door 19 will now serve the art room. Bollards were added to ramps areas for safety..

* **COA Feasibility Update:** Complete. Report is online. Will take \$8 million to renovate. Recommendation is to knock old one down and build new one. Mr. Dumas will give it to the selectmen. Mr. Ahern estimates total cost is \$12 million when soft costs and time is factored in.

9. Other Items for Discussion Related to the Municipal Complex
None

10. Old/New Business
None

11. Adjourn
Motion: Adjourn the July 8, 2019 meeting at 7:31 pm). **Vote is 4 ½ - 0.**



Signature

8.5.19

Date