

Municipal Building Committee Meeting Minutes

August 5, 2019

Present:

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

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MANSFIELD
MASSACHUSETTS

Also Present:

Mike Ahern, OPM/Public Buildings
Greg Joynt, KBA
Joe Milani, KBA
Kevin Dumas, Town Manager
Lee Azinheira, DPW Director
Ed Donahue, Schools

Not Present:

Bob Barry, Vice-Chairman
Mark Cook, Associate Member

Minutes Clerk:

Christopher P. Walsh

Mr. Paquin noted a quorum present, and called the meeting to order at 6:35 pm.

1. Committee Meeting Minutes for Approval: 2019.07.08

Motion: Approve the July 8, 2019 meeting minutes (Paquin/Annino). **Vote is 4-0.**

Mrs. Doherty entered the meeting at 6:40 pm

2. OPM Report

Mr. Ahern went over the following highlights for **July 2019:**

DPW: Warranty List-Couple of outstanding issues that are being addressed. Leak has been repaired in Public Buildings Office. Painting and wall repairs remain.

Public Safety: Elevator Installation completed and tested. Emergency Generator completed and tested. Irrigation system installed. Building grounds hydro seeded. Trees, flowers and shrubs planted. All Architect/Engineering affidavits have been received. Final cleaning underway. SIGNET work on cameras and security devices 95% complete. New podiums delivered from Mass-COR for Community Room. Furniture installation 95% complete. Watch Guard Installation 100% complete. Installation of PC's, printers and other devices 90% complete. Punch lists are ongoing (reduced).

Intersection Work: Planning on street closure the week of August 5. Final paving September 5, 2019 (weather permitting, but could be August 20). Followed by sidewalks and landscaping.

Mr. Ahern went over the highlights upcoming for August 2019:

DPW: Warranty items continue to be addressed

Public Safety: Issuance of Occupancy Permit. Coordination of Fire & Police personnel occupancy. Coordination of phone line transfers. Plans for Grand Opening. Punch List Finalized

3. Proposed or Upcoming Changes/Change Orders/CCDs

From the OPM report, there were two potential costs to be included for August 2019:

- **Change order #26**, with a total cost of \$15,111.00
- **Change order #006**, with a total cost of \$9,221.00: Pathfinder Tree Services LLC will be added to scope of work (landscaping)

Mr. Ahern estimated that the remaining costs were less than last time, at about -\$125,000 (but will be offset later). Mr. Dumas stated any funding short falls can be taken from the monies set aside for the Water and Electric Enterprise accounts, and this has been told to the Select Board. Mr. Ahern again mentioned the cost for the intersection reconstruction are still unknown, but is proceeding as directed. When the invoices are received we will tally the actual costs.

Motion: Approve both change orders (Paquin/Epstein). **Vote is 5-0.**

4. Project Budget and Contingency Log Update

Mr. Stanbrook's vacation and Ned's health emergency made securing a project budget and contingency log impractical for this month.

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5. Department Phase-in Plan for Fire & Police Departments

Mr. Ahern said the phased in move will be starting next Monday, August 12th. Fire and police will start with their office personnel before becoming operational. The projected completion of this phased-in move will be the first week of September. Chief Sellon went over the planned steps he would take in the upcoming weeks (particularly evidence, making sure files are accurate, maintain chain of custody) before September 7. Chief Boldrighini explained the steps he would take (EMS already set up: DPW relocation first, phasing in administration, training with gear extraction), likely in a quicker timeframe. In building radio systems has already been completed for both Fire and Police

6. Date for Public Safety Grand Opening-Tentative September 21, 2019

Mr. Dumas proposed a new date of October 12 (9 to 11 am) for the grand opening which is on the Columbus Day weekend. Mrs. Doherty said she won't be present. Mr. Dumas stated he will do the invitations. Mr. Ahern indicated he will assist if needed.

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

The following invoices on the sheet are as follows: Blue View Nurseries (2x, another bill coming up), BBBC, Capone Brothers, Columbia Gas, Donnegan Systems, Easton Winwater, Electrical Wholesalers, G Lopes (4x, but mistake in one of them), HD Supply, Images DV, KBA, Lorusso Corp, Mass Cor, NV 5, Pathfinder Tree Service LLC (2x), Redi-Mix Services (4x), Road Safe, Scituate Concrete, Signet Electronic Systems, Site One, and VHB. Removed G Lopes invoices # 20499 in the amount of \$1,789.61 for a new total of \$513,076.48.

Motion: Approve the monthly invoices for a modified total of \$513,076.48 (Annino/Epstein). **Vote is 5-0.**

8. Capital Projects Update:

- **Plymouth Street Fire:** Progressing slowly, but picking up the last few days. Anticipated demobilization from site in September. Waiting for HVAC equipment to arrive and then the General Contractor will be back on site. Roof done.
- **HS Curtain Wall:** Mr. Donahue went over the following after showing pictures to the committee: Ordered concrete sills for wall to sit on (first batch was damaged/rejected, second batch was problem) and have been installed. Site meeting tomorrow. Curtain wall projected to be completed by the 29th. Window treatment shades to be done. Get the unit ventilators and rooms back in place and cleaned. Plywood for the upper windows has been removed. All materials on site for the Split systems. Install the doors for a red-section. Capture the annex hallway. Percentage of windows complete at 40%. Ramps being done. Back-doors to be done at very end. Received a grant to replace doors for other Mansfield schools and access control systems. Belief that high school will be more secure limiting access in morning. Cameras being put in place (using Cloud-based services) to help deal with emergency events. Glazing appears to be slow. Two change orders in process.
- **Memorial Hall:** Mr. Ahern said there is some work to be done on Memorial Hall (ramp), including cleaning the exterior.

9. Other Items for Discussion Related to the Municipal Complex

10. Old/New Business

None

11. Adjourn

Motion: Adjourn the August, 5, 2019 meeting at 7:23 pm (Paquin/Annino). **Vote is 5-0.**



Signature

9.9.19

Date