

PERMANENT BUILDING COMMITTEE
Minutes – March 5, 2014

Present: Co-Chairs Michael Melnick and Elaine Jones, William Braun, Thomas Joyner, and John Porter. Also present: Facilities Director James Kelly, Police Chief Scott Nix, and Selectman Charles Woodard.

The meeting was convened in the Silva Room, Flynn Building at 7:30 p.m.

Minutes The minutes of January 30 and February 20, 2014 were approved as amended.

Police Headquarters Project Mr. Melnick reported that a portion of the plans (90%) submitted by the Architect have been reviewed in detail; the balance of the architectural, structural, mechanical plans will be reviewed on March 6. All reviewers agreed that the design drawings are not to 90%, but are more like 80 – 85% complete as they are missing detail and the previously discussed changes were not included. Mr. Porter and Mr. Joyner will review the structural and mechanical drawing respectively over the weekend. Mr. Melnick will discuss the review process, progress and the backcharge matter with Mr. Joyce, the Owner's Project Manager; the backcharge matter involves extensive additional work incurred by the stormwater and wetland peer reviewer in the review of Places Associates' submissions. It was noted that The Carell Group (TCG) had billed for 90% completion and presented Change Orders to the contract for redesign, both building and site, at a much higher amount than had been previously mentioned. The Committee authorized Mr. Melnick to negotiate both a billing change to reflect a more accurate degree of completion, a Change Order to reflect the building redesign from brick to Hardie board, and a deduct Change Order to reflect the backcharge for the additional wetlands and stormwater peer review incurred.

Mr. Melnick informed the group that his review of the Fogarty estimate indicates that it is also not at 90% , but more like 75 – 80%. Several problems to be corrected in various sections involving both increases and decreases were illustrated. The Fogarty construction estimate totals \$5,895,191 and includes site work without outbuildings; Mr. Melnick's cost projection of \$5,851,300, based on an earlier Fogarty estimate, included \$120,000 for outbuildings. It was also recognized that winter work will increase construction costs, but there is no alternative given the Town Meeting schedule. It was noted that, in general, increases in construction unit prices have been encountered, and with the changes in the economic climate, prices are coming in higher. It is unknown at this point how rising construction prices are addressed by the estimator other than through design contingencies. Mr. Joyce will be requested to meet with PBC members to share his estimate review comments and to meet with Fogarty representatives to discuss the estimate in light of his review. The value of obtaining another independent estimate given the fluidity of the construction climate was discussed. Mr. Melnick will obtain costs from other estimators for further PBC discussion.

Associate member Bruce Ey, P.E., has volunteered to perform a value engineering peer review of the site engineering, involving the entire site, at no cost. It was noted that any savings from possible stormwater management redesign might offset the cost of installing underground infiltrators as an alternative to a retention area at the front of the Fire Headquarters.

Peer view will be solicited for the building envelope design. Mr. Joyce will solicit a Commissioning Agent and several suggestions will be provided. The Commissioning Agent will review the initial plans, most likely during the design phase, and the contractor submittals in the construction phase.

The Committee discussed whether it should involve the DPW in removing dirt from the site stockpiled by the general contractor given the cost was \$38,000 in the Fogarty estimate. It was decided not to involve the DPW in the removal operation because of potential general contractor cost issues involving timing; and further, it was decided that no local repository of soil will be included in the specifications.

The question of raising the building elevation to expose at least 6” of foundation has not been addressed in the design so far. It was noted that raising the building even more would be desirable. While the proposed building and the Fire Headquarters are both ADA compliant, the access path between the two buildings is under no requirement for ADA compliance.

The Committee agreed that the theoretical design for the canopy is good; however, a design should be prepared for the proposed storage building rather than using a kit which would need modification in any case. If necessary, once designed the outbuildings can be constructed at a later date if the add alternate costs are prohibitive.

The invoice for the traffic study prepared by VHB and required in the site plan process was approved for payment.

It was noted that a lighting plan is needed for the Macks and that the Design Review Board needs the final landscape plans showing the changes desired involving placement of plantings. The Historic Districts Commission has scheduled a March 6 meeting to review the question of utilizing additional gable-end pediments and the front door design. Pediments had been suggested by an HDC member for both gable end areas of the front elevation and Mr. Carell was to provide the design detail for the front door.

Chief Nix reported that a new, more preferable DPW site location was chosen for the 140’ – 150’ cell tower. Chief Nix explained that NStar owns the main tower on Nobscot Mountain to which the proposed DPW tower will communicate. The cell tower to be constructed will involve about \$80,000 for equipment purchase and installation including the microwave dishes; the Police Department/DPW will occupy the top position. Two separate fiber routes are planned from the Police Headquarters building to the tower. Rather than placing smaller antennas on the Police Headquarters building, a connection will be made to the Fire Department antennas.

Chief Nix reported on the furnishings, fixtures and equipment (FF&E) to date, with further reductions to be explored: furniture to be purchased under State contract, \$55,000 maximum (reduced from \$65,000); locker number reduction resulting in a cost reduction from \$155,000 to \$117,000; high density storage could be reduced further in \$2,500 increments if necessary; dispatch console installed, \$45,000 (existing equipment to be moved and installed in the new console); phone system \$30,000; reduction of the security/access control original estimate of

\$175,000 including wiring of some phones will be reviewed (additions can be made later as conduit and receptacle box are included in the construction plans).

In reference to comments made concerning the need for the proposed meeting room, Chief Nix informed the group that each Police Officer is required to participate in forty hours of training per year, which cost is included in the Town's Police Department budget because of the elimination of state funding. Having a training room to host training courses would result in reduced fees for the classes where the hosted company would provide free slots. This would become a perpetual, significant savings over future years.

Meeting Schedules An informational session will be held at the Senior Center on March 13, at 11 a.m. A Public Forum has been advertised for Tuesday, March 18, at 7 p.m. in the lower Town Hall. A Police Station Open House will be held on March 24.

The Permanent Building Committee will meet on Thursday, March 13.

There being no further business, the meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Elaine L. Jones