

PERMANENT BUILDING COMMITTEE
Minutes – September 3, 2014

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake and Bill Braun. Also present: Jose Garcia-Meitin, Finance Committee Liaison.

The meeting was convened in the Flynn Building Thompson Conference Room after attendance at the Board of Selectmen meeting where Mr. Melnick apprised the Board of information pertinent to the Police Headquarters Special Town Meeting Article to be presented on September 4, 2014, which requests additional funding.

Police Headquarters Project Mr. Melnick reported that Hutter Construction received a DCAMM score of 97% and has constructed thirty-five police stations. The DCAMM qualification received for Hutter is for one building at \$55M with an aggregate capacity of \$100M. Therefore, pending the outcome at the Special Town Meeting, the Committee reaffirmed its intent to award the contract (Base Bid and Alternates 1 and 2) to Hutter Construction. An introductory meeting with Hutter's President, the Project Superintendent, and other Hutter representatives was held today on site.

It was noted that the low bidder in the sub-bid masonry category withdrew his bid on the basis that funds for the 2nd floor were not included in the Bid. Mr. Melnick will request that Town Counsel review the withdrawal and determine whether to make a claim on the bid bond.

It has been determined that the existing site plan does not contain adequate information to locate the building. Questions arose as to whether information could be added if reference points are determined and whether stone bounds are required. Depending upon the information received and after review of the existing Places Associates contract by Mr. Melnick, he is authorized to expend up to \$1,100 to commission the appropriate plan changes.

Discussion ensued relative to the payment structure and terms of the contract extensions covering construction administration for both the Architect and the Owners Project Manager (OPM) at 14 months rather than 12 months as originally projected. The construction administration phase price had been previously agreed by the parties based on the 12-month period. The Co-Chairs were authorized to negotiate the contractual terms with both firms.

MSBA Nixon Project A building inspection was made by the MSBA chosen Project Architect, Baker Wohl, and their engineer who expressed concern with the shrinkage of the tongue and groove decking. It was noted that the roof does not have to meet the current code for new construction. Mr. Porter will be reviewing the structural issue raised.

The project includes the caulking of the '90 expansion points and windows, but reimbursement will depend upon MSBA determination of eligibility and costs.

The fees for continuation of the MSBA Architect and OPM for the design and construction administration phases were discussed. The amounts requested are:

- OPM (Skanska) \$45,000: \$15,000 (not to exceed) for design and \$30,000 for construction administration comprising \$3,000 for document development, \$3,000 for bidding, and \$24,000 for administration;

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- Architect (Baker Wohl) \$60,000 (which represents approximately 10%) broken down as \$13,500 schematic design, \$25,200 final design, and \$21,300 for an eight- week construction administration period. Both parties will be mandated to include all reporting to the MSBA and Pro-Pay.

Mr. Blake will suggest during negotiation that the contract be structured as a four-week construction administration period with \$2,000/week beyond that period. The work is perceived by the PBC as having a low level of complexity and therefore should be performed at a lesser cost.

It was noted that the MSBA has set an October 15 deadline for the project funding submittal for consideration at the MSBA November 19 meeting at which the Town will be either invited to proceed or denied.

Fairbank Study The marketing report is incomplete at this time. A meeting has been suggested prior to the public meeting.

Loring Parsonage Study The Architect hired by the Historical Society is working on a design for an addition to the Loring Parsonage with ADA compliant access.

Meeting Schedule The next meeting will be called by the Chairs as necessary.

There being no further business, the meeting was adjourned at 11:15 p.m.

Respectfully submitted,

Elaine Jones