

PERMANENT BUILDING COMMITTEE

Minutes – October 13, 2022

Present: Chair Elaine Jones, Craig Blake, Jennifer Pincus, Mark Sevier, and John Kraemer.
Also present: Combined Facilities Director Sandra Duran.

The meeting was called to order at 7:30 p.m.

Fire Station No. 2 Project Present: KBA Architect Kevin Witzell, Construction Monitoring Services (Owner's Project Manager (OPM)) Neil Joyce, Project Executive, Scott Lubker, Project Manager and On-Site Representative Steven Vaccaro.

The Committee received the following report on the progress:

- having received the Notice to Proceed, Construction Dynamics, Inc. will mobilize to the job site at the Boston Post Road area on October 24;
- early submittals are under review with long lead time HVAC and electrical switch gear given priority attention;
- rebars and concrete are currently being reviewed by the Architect;
- the electrical transformer is in storage by Eversource.

PBC Project Manager Craig Blake proceeded to discuss the status of the proposed access to the Town-owned Lot 6 consisting of two driveways off the so-called Western Site Drive, a private way owned by National Development that provides public access to the Whole Foods store and Meadow Walk development behind the Fire Station. The access from Western Site Drive to the Fire Station site is being granted pursuant to an agreement between the Town and National Development related to the permitting and development of National Development's property to the rear of the Fire Station and that portion east of the Fire Station. The access will require two drawings plus the executed easement covering the temporary construction area, the required permanent access and several utility easements to allow the Fire Station utilities to tie into the National Development drainage, sewer and electrical utilities in accordance with the agreement. One of the drawings, the Easement Plan, will be recorded and the second, a site utility plan to be stamped by the project's Civil Engineer Samiotes will not need to be recorded but will be attached to the recorded Easement as an Exhibit. As Samiotes cannot rely on a property lines drawn by another professional, VHB, the former site design engineer for National Development, has been tasked to prepare the Easement Plan at a cost of \$3,000 to be authorized by the Town Manager upon presentation of the VHB proposal by Mr. Blake.

Relative to the electrical power to the new Station building, it was originally intended to provide power from a new 3rd pole on Rt. 20 then underground to the site's transformer. The Eversource backcharge for providing the utility pole and overhead service was \$16,830. Mr. Blake explained that the Planning Board, as a condition of the Site Plan Approval, required that all utilities to the Fire Station, including the primary electrical power, be installed underground. In response to this condition, Eversource was requested to redesign the primary electrical service to the Fire Station as an underground service. The Eversource backcharge for the underground service is \$41,201, as compared to the project budgeted backcharge of \$30,000 for the electrical utility

connection. Exploration of an alternate redesign utilizing the existing electrical poles in the area of the Fire Station was pursued but was determined to lack the capacity required to accommodate the new Fire Station.

Submission of a Site Plan Approval Modification application to the Planning Board was discussed but it was the consensus of the PBC that the Town project should proceed in accordance with the same conditions imposed by the Planning Board on other Route 20 projects. Therefore, it was on motion by Mr. Blake seconded by Mr. Sevier, voted unanimously to accept the Eversource proposal in the amount of \$41,201 for underground service to the Fire Station, utilizing \$11,201 from the project contingency to cover the budget overrun.

Fairbank Community Center Project Present: Compass Project Management Project Manager Christopher Eberly and BH+A Architect Thomas Scarlata.

Mr. Eberly updated the group on the significant foundation progress to date noting that in September the contractor was four weeks behind and now is actually ahead of their updated schedule for footings and foundation walls. Progress to date is as follows:

- Area 1 - 95% of the foundation perimeter has been excavated with stone laid down (front of gym) and footings poured;
- Area 2 – continuous footings all poured and 35% of wall foundations placed.

Mr. Eberly suggested that the Committee approve the general scope of the following three time and materials cost proposals (CPs) presented in detail by Mr. Eberly and to authorize Ms. Pincus to approve all once the overhead and profit have been added to the credit items and labor rates added to the debit item:

- CP17 - utilization of Barrier One moisture mitigation barrier system (\$50,280 base credit.);
- CP 13 - removal of elevator battery backup and card reader. Change to emergency generator standby power and key switch (\$1,500 base credit.);
- CP 6 - relocate water line tap location to avoid unforeseen obstructions encountered during the water main connection (currently \$7,322.61 debit without consideration of labor rates).

Related to questions from Mr. Sevier concerning the performance of the Barrier One moisture mitigation system, which is a chemical additive to the concrete instead of a physical barrier placed at the top of the slab, Mr. Scarlata responded that the Barrier One system has been used successfully on other projects of his, has not presented issues in previous work and does not weaken the concrete.

At the close of discussion on the CPs, it was on motion by Mr. Blake, seconded by Ms. Pincus unanimously voted to approve CP17, CP13, and CP6 as presented contingent upon getting acceptable labor rates and contingencies noted.

In regard to the dive well leakage and tile loss reported by P&R Director Dennis Mannone, Mr. Scarlata performed a leak test with dye that did not reveal the source of the leak, though the test was limited to the top half of the dive pool due to its depth. Further investigation involving drainage of the dive well will take place in the Spring shutdown coordinated with Mr. Mannone. Mr. Eberly noted that a placeholder amount was added to Compass' PCO log for potential additional work to resolve both issues. It is also intended that during that period the filtration

equipment replacement to be contracted separately under the direction of Ms. Duran, Combined Facilities Director, will take place.

Mr. Eberly provided a general update on other matters as follows:

- furnishings and the importance of staying within the budget has been discussed with the user groups and a vendor visit will be scheduled;
 - BH+A has added a \$50,000 estimate placeholder for the reception desks in the risk register;
 - technical and audio-visual scope including the exploration of some reuse is expected to be finalized in the next week;
 - the Eversource transformer is available;
 - the report on the water line removal and replacement costs funded by ARPA came in well under budget;
- and in general progress is good and picking up speed.

Mr. Scarlata will be working on a response to Colantonio, Inc. re the contested positions between the contractor and BH+A relative to the unsuitable soil issues and the disposal of excess soil.

Mr. Scarlata reported that the testing performed resulted in findings that there are no environmental concerns and off-site disposal of the unsuitable soils can take place without restrictions. Colantonio, Inc. is responsible for moving the soil off the site and has offered the soil as “free fill” to members of the public.

Other Business Ms. Jones suggested that the Committee schedule nominations and votes for two co-chair positions at its next meeting and that she would place the subject on the agenda.

Minutes On motion by Ms. Pincus and seconded by Mr. Blake, the minutes of September 22, 2022, were approved as drafted four in favor with one abstention.

Meeting Schedule It was unanimously agreed to schedule meetings on the second Thursday of every month and noted that the next meeting will be held on Thursday, November 10, at 7:30 p.m.

There being no further business, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Elaine L. Jones, Chair