

PERMANENT BUILDING COMMITTEE
Minutes – November 10, 2022

Present: Chair Elaine Jones, Craig Blake, Jennifer Pincus, and Mark Sevier.

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.

Mr. Joyce updated the Committee as follows:

- Construction Dynamics job trailers are on site and mobilized;
- site perimeter established with fence and erosion and sedimentation control along the fence'
- stockpiled soil removed to be taken off site;
- prepared driveway entering the western drive for deliveries and prepared parking areas for firefighting personnel at the front;
- located utilities for removal; and
- ordered foundation reinforcing steel and mesh products.

In the next weeks excavation of foundation footings, backfill, and under slab utilities are to be put in place in addition to installation of temporary electric service to the trailers.

As to the possibility of supply chain issues, Mr. Joyce explained that a meeting was held with Construction Dynamics in mid-October to discuss long-lead items. The largest item appears to be the electric switchgear and components inside the building with a problematic lead time of up to twelve months which cannot be expedited. Inquiries to other suppliers received similar results. They are continuing to track and to seek other suppliers. In the meantime, the solution will be temporary means to heat and cool which can be utilized to preserve finishes if necessary. The generator is expected in ten months and the fiberglass-clad windows are commercially available as well as basic materials. Continuing weekly project meetings are planned and Mr. Joyce indicated his belief that the construction schedule is fairly reasonable.

Mr. Blake informed the group that invitations have gone out and shovels ordered for the Groundbreaking ceremony planned for December 7 at 1 p.m.

Relative to the National Development easement for site access off the western drive, Mr. Blake reported that drawings have been forwarded to National Development personnel for reference in their easement document preparation. Mr. Blake will continue to reach out.

Minutes The minutes of August 17 and October 13 were approved unanimously.

Fairbank Community Center Project Present: Compass Owner's Project Manager Christopher Eberly and BH+A Architect Thomas Scarlata. Compass Owner's Project Director Jeffrey D'Amico after 8:30 p.m.

Mr. Eberly commenced a project update on the overall program as follows:

- perimeter foundation footings are 90% complete with wall supports 70% complete;
- initial foundation elements are beginning with preparation before pouring the slab;
- rough plumbing underground underway;

- grease interceptor placed and majority of system tanks in place;
- pedestrian crossing installation work to take place in December;
- light pole bases underway at Haskell;
- only minimal unsuitable soil excavated below the zone of protest which will not add significantly to the original amount.

Mr. Eberly continued to report that during the excavation of a known abandoned pipe an additional 6” diameter PVC pipe was discovered, and was assumed to also be inactive. In the process of its removal, the pipe was found to be active, burst, and flooded a portion of the site, including the excavated areas, and forced sediment to fill some of the excavated portions. Fortunately, Colantonio was able to limit the spread, but had to stop foundation work in the affected area. The Water District was contacted and immediately shut off the system to the Fairbank building which also affected some neighboring homes until the situation was resolved after a shut off valve was found. It was later found that the pipe had been utilized to provide fire protection for parts of the Fairbank building and was thought to have been installed in the 1980’s at the time of the pool construction, but no documents pertaining to the installation of the pipe were found. Both the Structural and Geotechnical Engineers investigated and determined the pipe, once repaired, could remain in place to service existing building areas until the new building was in service and had its own fire protection system. Once the new system is in place servicing the entire new building, use of the existing repaired pipe would be discontinued and the pipe filled with flowable fill and left buried. The financial impact resulted in a construction change directive (CCD) to Colantonio in the not to exceed amount of \$25,000. Mr. Sevier expressed his dissatisfaction with the contractor’s failure to examine the pipe more closely which, in his opinion, potentially could have prevented the major portion of the damage which occurred. Based on the conditions and assumptions and consideration that this was just one of the abandoned pipes found on site, both Mr. Blake and Ms. Pincus expressed their opinion that the contractor was not at fault.

It was Mr. Eberly’s belief that the effect on the schedule caused by the pipe incident and flooding is likely minimal, as it was initially assumed that remediation might take up to 5 days but the site had been largely cleaned up in just 2. Meanwhile, the latest monthly report from Colantonio added an additional 71 days to the previous month’s projected 20 day schedule delay. The 20 day delay was due to the soils protest and drawing coordination issues, while the additional 71 days were in response to the switchgear delay. Compass has argued that the switchgear now drives the critical path, making the original 20 day delay moot. Furthermore, in reviewing Colantonio’s critical path, Compass and Tom Scarlata noted that delay claims on work relative to the delay of permanent HVAC startup (due to the switchgear delay), were invalid, as the spec does not allow the GC to rely on and use permanent power for building climate control needed for construction purposes and thus they own temporary building conditions necessary for construction. This brings the building occupancy date back from Colantonio’s projected 12/11/23 to 10/25/23, in comparison to the baseline schedule date of 9/26/23, taking 55 days out of the 91 day delay claim, though it is totally reliant on the actual arrival date of the switchgear. Also noted was that elevator inspection requires permanent power, a delay of which may also be an impact. The demolition of the existing building is now projected to conclude in late

December of 2023, but completion of the building site work including asphalt paving is not possible until the Spring of 2024, as asphalt plants will be shut down by that time. Mr. Eberly noted that in his opinion no claim for weather (winter) conditions by the contractor is allowed under the contract.

There were no additions to the formal PCO log this month. Mr. Eberly enumerated items on Compass' (now Vertex) tracking log for information only at this time, which represent change proposals (CP's) submitted by Colantonio for review: low voltage power pole \$4,500; stands for site surveillance cameras \$2,500; claim for foundation rework (due to lack of drawing coordination) \$3,000; burst pipe site cleanup NTE \$25,000; fill for fire pipe \$2,500; foundation for pedestrian crossing overlooked in documents \$8,000; rain leaders pipe chase modifications \$5,000. It was also noted that a transfer of the kitchen equipment, estimated at \$175,000 (and funded by a grant and Town Meeting article), from the FF&E budget to the construction budget, would allow tighter coordination by Colantonio with the sub-contractors and would include a markup of 5% plus 10% for the equipment contractor.

It was noted that Colantonio has employed a new Superintendent on the project who started two-weeks ago providing a one-month overlap prior to the retirement of the current Superintendent.

Ms. Pincus noted that the user group is making good progress in the inspection and selection of furnishings as budgeted. It was also noted that the Schools and the Town's IT Department are making good progress on audio-visual development.

Election of Co-Chairs Upon the Jones nomination of Craig Blake, seconded by Jennifer Pincus, Mr. Blake was unanimously voted as Co-Chair. Upon the Blake nomination of Elaine Jones, seconded by Mark Sevier, Ms. Jones was unanimously voted as Co-Chair.

Meeting Schedule The next meeting will be held on Thursday, December 8, at 7:30 p.m.

There being no further business, the meeting was adjourned at 9:05 p.m.

Respectfully submitted,
Elaine L. Jones