

PERMANENT BUILDING COMMITTEE
Minutes – April 13, 2023

Present: Co-Chair Elaine Jones, Co-Chair Craig Blake, Jennifer Pincus, and Mark Sevier. Also present: Combined Facilities Director Sandra Duran (mid-meeting).

The meeting was called to order at 7:30 p.m. with the announcement that the Fire Station No. 2 project subject will be taken out of order.

Fire Station No. 2 Project: Present: Construction Monitoring Services OPM Neil Joyce.

Mr. Joyce provided a photo report showing the progress made by general contractor Construction Dynamics at the site which included significant progress in wood framing with exterior sheathing installation ongoing in the roof areas and walls, work on the window areas and at the connection to the existing station. At this time, the roof is fully sheathed with membrane insulation installed and ongoing work includes framing of the interior partitions, preparing for vapor barriers in the exterior walls, and preparing for masonry in a week or so. At the area of the doorway connection to the existing station, electrical components discovered required rerouting at a time and material extra cost for which funds are available in the contingency funds. At this point the overall construction is 25.5% complete and there has been no change in expected completion date.

Fairbank Community Center Project Present: Vertex Owner's Project Manager Christopher Eberly and BH+A Architect Thomas Scarlata.

Mr. Eberly noted the recent tour taken at the site by Town Manager Andrew Sheehan, and PBC members Elaine Jones and Craig Blake and exhibited pictures of the current progress including the following items:

- areas 2 and 3 nearing framing completion
- MEP work progressing well
- roofing progress in general with the commencement of the deck work on the gymnasium roof
- extensive panel work on corridor adjacent to the pool
- heating and cooling lines installation commencement

Mr. Eberly also reported that, assuming no delay in the delivery of the switchgear equipment, there is no change in the thirty-three-day extension which provides for transition toward the end of October allowing the move with occupancy by November 6 with anticipated technology availability. The transition process is under discussion.

Relative to the fencing and lighting proposed for the multi-sport court, the Planning Board has approved the site plan. State grant funding has been obtained by Rep. Gentile in the amount of \$100,000 and CPC Art. 46, if approved at the upcoming Town Meeting, will provide additional funding for the project. Pricing is expected around April 26 and will be forwarded to the Town so that the warrant article can be adjusted.

Colantonio had indicated that network connectivity including programming before the opening of the building would benefit both the building contractors and occupants, a premise with which Vertex agreed. This includes providing phones, network switches, and a building management

system with components all reconfigured. Three vendor proposals relative to various implementation scenarios for pre-configuration were solicited by Vertex. Various approaches were presented noting the lowest cost scenario was to use a pathway through the middle of the building in order to connect the new and existing with a fiber connection necessitating work by Harbinger Communications, Inc. and Comcast. Both Harbinger and Comcast are existing town contractors. Therefore, upon motion by Mr. Blake, seconded by Mr. Sevier, it was unanimously voted to approve payment to Harbinger Communications, Inc. in the invoice amount of \$3,800 for installation of fiber from the existing to the new and invoice payment to Comcast for permanent fiber relocation in the amount of \$6,039.47, for a total of \$9,839.47.

Discussion continued relative to Change Order resolution of the ongoing geotechnical soil protest issues. Originally, the disposition of 3,500 cy of unsuitable soil was estimated at \$334,200 as the direct cost for cut, fill and disposal 2-6 ft. in depth across the site with some of the cost carried in the contractor's bid. In October there was a compromise to assess the quality of soils to remain in place of up to \$180,000. Additionally, a Construction Change Directive (CCD) was issued in the amount of \$100,000 authorized for work associated with removing the unsuitables within the unearthed 17' trash pit beyond the owned soils. This CCD was negotiated and approved in CP15, screening costs related to the unsuitable soils (removal of trash) in the amount of \$12,798.96 and in CP10, handling and process-based costs related to the unforeseen in the amount of \$21,637.62.

Upon Mr. Eberly's request that the PBC vote to approve the unit-priced excavation cost for these soils, submitted by Colantonio as \$41,473.67 and reduced by negotiations to \$36,829.05, it was on motion by Ms. Pincus, seconded by Mr. Blake, unanimously voted to approve CP4, in the amount of \$36,829.05.

Mr. Eberly stated that the negotiated dispute agreement with Colantonio also included CP18 in the amount of \$22,553.89 related to additional work for layout issues with the drawings. In the context of the whole of the soil protest issues, the changes proposed in the amount of \$106,463.14 were negotiated to the amount of \$93,818.52. Mr. Eberly informed the PBC that the amount of \$8,000 for CP26 additional hand digging was not submitted by Colantonio and, if submitted at a later time, it would be denied.

As to the potential question as to why the Town was paying to remove soil from site, Mr. Blake explained that the soil was not naturally occurring having been placed during previous construction; therefore, as compaction cannot be determined there is a potential for risk of future settlement under the new building. Removed soil was tested to ensure that the soil met State regulations as to contaminant levels.

CP21, Bulletin 24 was approved unanimously on motion by Ms. Pincus, seconded by Mr. Blake, for revision of rain leader (roof drains) locations in the amount of \$6,671.53. Mr. Scarlata informed the PBC that the work necessitated the addition of about 15' of regular pipe and 9' of wider pipe including work on three drains, furring, and drywall finishing.

CP54, Bulletin 59 was approved unanimously on motion by Mr. Blake, seconded by Mr. Sevier, for miscellaneous drywall changes resulting from required fire relating compliance in one area (elevator ceiling and work in one other area) in the amount of \$2,468.03.

Discussion continued regarding CP49, Bulletin 46, innerduct for temporary internet and fiber at a cost of \$7,107.56 including a request for time extension. As the time extension is under negotiation, Ms. Pincus, as PBC Project Manager, has the authority to approve the Change Order at the conclusion of the negotiations.

With Combined Facilities Director Sandra Duran present, CP53, Bulletin 56, added pool work to replace piping at dive pool, was discussed relative to a proposal submitted by Colantonio at a cost of \$256,752.08 based upon the itemized work quotation requested by BH+A. Mr. Eberly explained the complicated details of the work inclusive of the pool draining required and the timing available during the shut-down to do so. It was noted that the Parks and Recreation Director has approved the schedule with a revised shutdown start date of May 11 and the SB has approved additional funding of up to \$275,000 for this project.

At the conclusion of discussion of Change Order Proposal CP53, it was on motion by Mr. Blake, seconded by Ms. Pincus, voted unanimously to approve the start date on or about May 11 for the added pool work to be performed by Colantonio, Inc., with the not to exceed sum of \$257,000 to be authorized by the Combined Facilities Director. As the Select Board funding approval was in the amount of \$275,00, Ms. Duran noted that the balance would be applied if necessary for additional costs approved for this work not foreseen.

Mr. Eberly provided a status update of the previously approved not to exceed \$30,000 concerning the building phasing overlap with the existing building. Colantonio has submitted a cost of \$15,539.30 which is currently under discussion with Vertex.

DPW Roof Project – Designer Selection Present: Combined Facilities Director Sandra Duran

The Permanent Building Committee, acting as the Designer Selection Committee reviewed the four proposals submitted for the design of the DPW roof replacement /repair project pursuant to the Facilities Department solicitation.

The four proposals received were the following:

- Socotec AE Consulting, LLC which had recently acquired Russo Barr Associates, Inc.
- Gorman Richardson Lewis Architects (GRLA)
- Rowse Architects, Inc.
- Gale Associates, Inc.

Relative to the submission documents it was noted by Mr. Blake that Socotec had not included the professional liability insurance certificate, GRLA had not included documentation of a staff registered roof consultant, and Rowse had not included documentation relative to hazmat testing and had not completed ten roofing projects within the last ten years. He also expressed his opinion that all firms were highly qualified which was agreed by the other members.

PBC Members Mr. Blake and Ms. Jones and the Combined Facility Director Ms. Duran proceeded to rank the firms as follows:

- Mr. Blake: No. 1, GRLA; No. 2, Gale Associates, Inc.; No. 3, SOCOTEC AE Consulting, LLC; and No. 4, Rowse Architects, Inc.

- Ms. Jones: No. 1, SOCOTEC AE Consulting, LLC; No. 2, Gale Associates, Inc.; No. 3, GRLA; and No. 4, Rowse Architects, Inc.

- Ms. Duran: No. 1, SOCOTEC AE Consulting, LLC; No. 2 Gale Associates, Inc.; No. 3 GRLA; and No. 4, Rowse Architects, Inc.

Ms. Pincus expressed her opinion that SOCOTEC AE Consulting was the best choice assuming that the professional liability insurance would be provided. Mr. Sevier also agreed with the choice.

In accordance with the Designer Selection process, Mr. Blake agreed to contact SOCOTEC AE Consulting relative to the decision and to request a price proposal. A price range of \$30,000 to \$35,000 suggested by Ms. Duran was agreed as the upset limit by the PBC members after discussion and information from Ms. Duran that the roofing article to be acted upon at the 2023 Annual Town Meeting was stated as \$400,000 and which reflected construction only. If the pricing proposed by SOCOTEC was determined to be within the suggested range, Mr. Blake would inform Ms. Duran who would provide a contract for signing by both SOCOTEC AE Consulting, LLC and the Town Manager.

Meeting Schedule: The next scheduled meeting will be held on Thursday, May 11, 2023, at 7:30 p.m.

There being no further business, the meeting was adjourned at 9:22 p.m.

Respectfully submitted,

Elaine L. Jones, Co-Chair