

PERMANENT BUILDING COMMITTEE

Minutes – July 20, 2023

Present: Co-Chair Elaine Jones, Co-Chair Craig Blake, Jennifer Pincus, Ahnu Shah, and James Kelly. Also present for a portion of the meeting: Combined Facilities Director Sandra Duran.

The meeting was called to order at 7:00 p.m.

Fire Station No. 2, Boston Post Rd. Project Present: Owner's Project Manager Neil Joyce, Kaestle Boos Architect Kevin Witzell, Fire Chief John Whalen

Mr. Joyce was introduced by Mr. Blake and updated the Committee relative to the current status summarized as follows:

- masonry veneer is completed with the setting of the date stone included
- exterior window and exterior trim and sealants completed
- roof exhaust vents and walking pads completed
- interior drywall finishes and joint treatments completed, priming and first coat of paint occurring
- sprinkler system essentially complete with the initial testing
- ceiling grid installation in progress
- primary electrical service conduit to the street with concrete encasement in process
- sanitary sewer connection work completed to the National Development sewer stub
- connecting with utilities expected shortly
- ceiling grids and lights, painting, tiling, and site work are to continue.

Mr. Joyce informed the Committee that as of the end of June, \$3,275,300 has been spent with 56.2% of the project completed with one change order. Mr. Joyce presented Change Order No. 2 for Committee approval in the amount of \$26,968.53 noting that, if approved, the remaining contingency balance would be \$192,126. After explanation of the various items comprising the Change Order, including the construction of the platform for the communications tower for emergency communications for all Fire Dept. stations, it was on motion by Mr. Blake, seconded by Ms. Pincus, unanimously voted to accept Change Order No. 2 in the amount of \$26,968.53.

It was noted that the September construction completion appears to be on target with the expected generator arrival seemingly on target, although the transition of electricity into the building ultimately could be an issue.

Mr. Blake informed the Committee that negotiation continues with National Development in regard to the quantity of the Fire Station wastewater to be accommodated at the National Development wastewater treatment plant as set forth in the Meadow Walk Development Agreement.

It was indicated that Ms. Duran initiated contact with a solar vendor for evaluation of the roof for solar panel installation and a layout of electrical conduits to accommodate solar installation, noting that, while the roof designed to be solar ready, the installation of solar panels and associated conduits are not in the Fire Station construction scope or budget.

Fairbank Community Center Project Present: Vertex Owner's Project Manager Christopher Eberly and Vice President Jeffrey D'Amico, BH+A Architect Thomas Scarlata.

Mr. Eberly informed the group that construction is progressing well noting the following progress: siding installation plus window trim progressing; windows largely installed including the large pre-school window; vast majority of roofing well into progress; gym largely insulated with window areas protected; program rooms largely drywalled; corridor between pool and gym ongoing completion; backside of building largely sided; and ceiling installation starting in SPS & Sr. Ctr. side. With the generator on site and the switch gear received, the team is working on energizing the associated work with power turn on expected in 4-6 weeks. State Inspection relative to the elevator and power startup by Eversource, neither of which the Town nor the contractor can control, may cause some delay.

Mr. Eberly outlined schedule issues asserted by Colantonio: 22 days behind on turnover of initial building, 25 days behind to complete demolition and abatement of the existing building, and, 22 days behind on pool viewing and recreation side turnover. The various issues for cause of delay were addressed in a July 11 response by Vertex and BH+A, refuting many, and suggesting that working together on the opportunities to keep on schedule are in the best interest of all parties. A meeting with Colantonio on these issues is expected to take place on August 4.

Mr. Eberly noted the issues in the supply chain that were noted in Colantonio's schedule update narrative, including delivery of aluminum door frames. He also noted Vertex is in the process of transition planning with the Town which is impacted by the construction schedule. Opportunities to stage the move or overlap on the IT and Tech install by the Town would be mutually beneficial in that they may also limit the time required for Colantonio's presence on the site.

Relative to the pool work, Mr. Eberly reported that, while the bulk of the pool physical work has been completed, with a schedule extension granted to allow for unanticipated BOH required pool water testing, the pool remains closed until Colantonio completes the fire safety system proposed in their NFPA 241 plan that was to be completed once the building was enclosed. The Building Inspector and Deputy Fire Chief will not issue Colantonio substantial completion until this is resolved to their satisfaction. BH+A has notified Colantonio of this issue in a letter dated July 19. It was also noted that electrical conduit below the slab, which provided power to the exit devices on the south wall, was severed during piping work, which complicates the solution. Mr. Eberly recognized that Weston and Sampson did a great job accommodating the additional piping repair and gutter replacement scope in the schedule, and the Bd. of Health has approved the pool water composition which will be maintained for the duration of the initial phase of construction.

Mr. Eberly highlighted the Budget Status Report which now includes funds required for pool upgrades requested by the Town and adding outdoor court lighting and fencing under the CPC article with additional State funding. To date, with the total approved Change Orders just over \$1.1+M and an additional \$394+K estimated and pending, only an uncommitted \$532+K contingency remains with the inherent risk of cost increase in the demolition and abatement portion of the project.

Mr. D'Amico presented a request for a fee proposal extension of construction oversight and management services from Vertex through project closeout in September 2024. He explained how the time extension granted to the GC (for construction delays incurred beyond the control of the GC), plus added project scope through other funding sources (outdoor sport court fencing and lighting) to be installed at the back end of the project, necessitate further onsite project management and supporting services than contracted for. The additional fee of \$108,218 includes an additional 3 months of required onsite presence of a construction site manager with a time limit adjustment for the type of construction work being performed, but does not include funding of the three-week delay period indicated on the Colantonio June 30 master schedule update as discussed earlier in the meeting. Any further time extensions would be billed on a prorated portion of the \$38,544.50 monthly fee at the current staffing level or appropriate hours once known.

The appropriateness of the proposal for extension was expressed with praise for the exemplary work of Vertex to date during the construction phase.

After consideration, it was on motion by Ms. Pincus seconded by Mr. Blake unanimously voted to recommend to the Town Manager amendment of the Vertex contract for increase in fee in the amount of \$108,218 to cover the previously approved extension in schedule but not including the projected three-week schedule extension proposed by Colantonio in their latest schedule update.

Ms. Pincus informed the PBC that the needs of Sudbury TV have been met by the work proposed in the AV solicitation.

Other Agenda Items No discussion related to the Agenda items relative to the potential Fall Special Town Meeting and the DPW Roof Contract took place.

Minutes The minutes of June 15, 2023 were approved by unanimous vote.

Meeting Schedule The next meeting will be held on Thursday, August 17 at 7 p.m.

There being no further business, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Elaine L. Jones, Co-Chair