

PERMANENT BUILDING COMMITTEE
Minutes – December 6, 2023

Present: Co-Chair Elaine Jones, Co-Chair Craig Blake, Jennifer Pincus, Ahnu Shah, and James Kelly. Also present: 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, Construction Monitoring Services, Inc.

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

- the punchlist is almost completed with the final survey work with utilities in process;
- exterior finishes, landscaping inclusive of plantings and hydroseeding, installation of bike racks, pavement markings, and dumpster enclosure are complete;
- the building is operating with permanent power with a temporary emergency generator until the permanent emergency generator is delivered to the site and installed;
- the furnishings, most of which are new, have been procured by the Department and those ordered and received to date are in place inclusive of the kitchen supplies;
- bollards are protecting the antenna;
- interior final inspections and system testing are in process;
- exterior signage is incomplete at this time.

It was noted that once the move is complete, the existing station will be painted and the final requisition will be presented at the end of January.

Financially, the \$5,828,000 project is 86.2percent complete with the cost to date of \$5,026,557 inclusive of 3 change orders in the total amount of \$42,417.

Fairbank Community Center Project Present: Christopher Eberly, Senior Project Manager, Vertex and Jeremy Tobin, BH+A.

Mr. Eberly presented the expected completion schedule, with the partition for the multi-purpose room to be installed in February and with abatement and demolition beginning December 20 and concluding in March. This will be followed by planting and sitework completion hopefully by June, including the basketball court work funded through a State grant and the Town's Community Preservation Act article.

With regard to transition, Mr. Eberly reported that the team has been working with the Town's Technical Administrator Mark Thompson relative to bringing the network and systems online that are outside of the construction contract and today the wiring was run from the street for connection, with patching to the Town network planned for next Tuesday. The user groups have been packing up needed items and purging others in preparation for the move by Wakefield Moving. Furniture delivery has begun, starting with the SPS offices. The move, expected to commence on December 13, is expected to be completed on December 19 with a December 20 turnover of the existing building to the General Contractor. It is expected that the SPS staff will be working remotely until the building is opened to the public on a rolling schedule by

department estimated to begin as early as December 26. It was also noted that Chris Schworer, an additional staff person provided by Vertex, is now on site to aid in the transition.

Mr. Eberly noted that an Agreement has been reached with Ockers Company for audio-visual services including the provision for the specified cameras to be utilized for hybrid meeting.

Mr. Eberly next presented a final negotiated Change Proposal 41R for additional outlets and network drops and inclusive of additional card readers, all of which Vertex and BH+A had reviewed and concluded that the value was fair and reasonable. Also noted was that the additional scope has been worked out in connection with the electrical contractor's concerns and all issues have been resolved. A motion made by Jennifer Pincus, seconded by Craig Blake to recommend to the Town Manager approval of CP41R (Change Order Proposal #41) in the amount of \$44,385.60 inclusive of electrical charges was voted unanimously.

Relative to the substantial completion of the pool work, Mr. Eberly noted that although additional pool work beyond the original scope was authorized under a Change Order to Colantonio last July, without a time extension for the completion date of the work, the Health Director's requirements for water testing required additional time at the end of that work before the pool could open. He noted the work that was performed at no charge to chase the recent leak in the dive well and suggested that this effort should not be overlooked when determining whether to impose liquidated damages for the delayed pool opening. Upon a motion by Mr. Blake, seconded by Ms. Pincus, it was unanimously voted to authorize Ms. Pincus to approve a negotiated time extension, with the assistance of Vertex, from July 7 to July 26 for substantial completion of Phase IC at no cost.

Mr. Eberly presented Colantonio's request for additional funding for hardware under CP93.1 in the amount of \$16,0000 essential for installing the barn door previously designed to have the ability to slide and cover the existing metal pull down door at the gymnasium exterior. An alternative CP93.2 was also presented, which offered a \$6,000 credit to not construct the door. Extensive discussion occurred relative to the amount already expended inclusive of the lumber for the door that is now owned by the Town and whether to continue to pursue the construction and installation of the door. At the conclusion of discussion, it was on motion by Mr. Shah, seconded by Ms. Pincus voted 3 in favor (Ms. Jones, Mr. Shah, and Ms. Pincus) and 2 against (Mr. Kelly and Mr. Blake) to move forward with CP93.1 allowing the completion of the barn door.

In regard to other business, Mr. Blake provided an update to the drainage issue causing ponding between the gymnasium and the two-story portion of the building. Samiotes has completed an as-built survey and Bohler has used it to determine that the work performed was in conformance with the initial Bohler design plan. Recommended temporary corrective measures for winter conditions, together with a list of options for remedy, are forthcoming from Bohler/BH+A for consideration, expected before the next Committee meeting in January.

Ms. Pincus updated the group on the camera issue. While there is no plan to buy new cameras, the team will be meeting to resolve the issue so that the equipment provided by both manufacturers will have the ability to communicate with each other without the cost of replacing the cameras that have already been bought (for \$65,000) and installed. It is not clear yet if the

solution will involve any additional cost but it would certainly be much less than the cost of replacing the cameras.

Relative to action required for obtaining the Legislative funding for the basketball court, Ms. Duran indicated she will be take care of the completion of the application.

DPW Roof Project Ms. Duran, the Combined Facilities Director, informed the group of the roof design progress nearing conclusion and of her intention to submit an article independent of the roofing project for replacement of the roof top units utilizing electrification. It is still to be determined whether the solar panel installation with require prevailing wage payments.

Meeting Schedule The next meeting will be held in January at a date to be determined.

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

Respectfully submitted,

Elaine L. Jones, Co-Chair