

PERMANENT BUILDING COMMITTEE
Minutes – November 8, 2023

Present: Co-Chair Elaine Jones, Co-Chair Craig Blake, Jennifer Pincus, ,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:

- Interior work inclusive of installation of a pressure reducing valve pursuant to a change order, final adjustment of doors, frames and hardware, window treatments, HVAC equipment start-up including testing and air balancing, correction of floor slope in mechanical room to allow for proper drainage, and other punch list items
- Exterior work ongoing including landscaping and plantings, river stone edging and surfacing, sidewalk caulking at expansion joints. Final paving and striping is expected to take place shortly. The delivery of the emergency generator has been delayed and is now expected in late November. In the meantime, a temporary emergency generator has been installed on site. Gas service has commenced with final system balancing in progress.

Mr. Joyce also reported that the punch list inspection was completed on October 27 and the final electrical inspection occurred on November 1 while final plumbing and building inspections are upcoming. Furniture ordered by the Chief is also expected to be delivered and installed in the near future.

Financially, the \$5,828,000 project is 84.7percent complete with the cost to date of \$4,935,159 inclusive of 3 change orders in the total amount of \$42,417.

In response to a question posed by PBC Member Jim Kelley, it was confirmed that the water service connection to the new Fire Station had been completed by connecting to an existing water pipe stub coming off the Boston Post Road water main that was installed when the Meadow Walk development was constructed.

Mr. Blake noted that he has been conferring with Town Counsel in connection with the Agreement language to memorialize the wastewater allocation to National Development’s treatment plant based upon the 2017 agreed discharge at no cost to the Town.

Fairbank Community Center Project Present: OPM Christopher Eberly, Sr. Project Manager, Vertex, Inc. and Architect Thomas Scarlata, BH+A.

Mr. Eberly informed the group that the construction schedule is largely the same as last presented but noted that the fire alarm schedule now may be ahead of time and that the Red

Thread furniture delivery may therefore be able to be earlier if it works with their own internal schedule.

Work ongoing includes addressing the leaks and retesting the pre-school window that have failed pressure testing for watertightness, network equipment installation as coordinated with the Town's IT Department, exterior and interior finishing including flooring, and punch list development for the second floor. Some loam and seeding has taken place, asphalt has been laid and a hatch has been added at the back of the building to access the septic system pumps.

Mr. Eberly reported on the drainage issues causing extensive ponding in the grassed common area at the front of the building, which would, in Soils Liaison Mr. Blake's opinion, create a problem for outdoor program use and also along Fairbank Road. It was noted by Mr. Kelly that the runoff from the roof drains was to be directed to the Town's catch basin in Fairbank Road and confirmed by Mr. Blake that that was reviewed and permitted by the Town. Ms. Duran stated that, in her opinion, the lack of an on-site underground piping system to an on-site catch basin was the problem and needs correction. BH+A confirmed visually that the drainage system was constructed in accordance with the plans provided by their consultant, Bohler Engineering, as indicated by the contractor.

In order to investigate and correct the problem, the Town has secured a proposal for an amendment to its existing surveying contract with Samiotes to expend a portion of the existing contract balance in order to confirm the grading to the specifications and drawings and also provide information relative to a redesign to be conducted by Bohler, the civil engineering consultant to BH+A, for reconstruction if needed. It was noted that there are no spot elevations noted in the area between the building and the road except at the sidewalks on the design drawings. It was also noted that there is no drainage structure located in the area and that Colantonio had been directed to replace existing clay soils with sand to accelerate absorption into the ground. After discussion, it was on motion by Mr. Blake, seconded by Ms. Pincus unanimously voted to approve the Samiotes proposal dated November 8, 2023, to provide a grading as-built survey for the area between the Fairbank Community Center and Fairbank Road in the amount of \$3,000. Given the approaching winter weather and predictable frozen ground it may be that the determined drainage corrective work would need to be scheduled for the Spring. It was also noted that seeding had already occurred in this area despite the predicted rain storms which did, in fact, damage the area.

Relative to the recently discovered issue of the incompatibility of the Fairbank security cameras with the Town's monitoring system at the Police Department, Mr. Eberly explained that the PBC voted two years ago to specify a Flir security camera system compatible with the central monitoring system at the Police Station. This was specified correctly by BH+A's technology consultant but submitted by the Contractor using a different system, Avigilon. The submittal was reviewed and approved by BH+A. It was also sent to the IT Dept. for review in December 2022, but no response was received. In February of 2023, the approved materials were paid for by the Town.

The error was recently discovered and from an initial discussion it appears that there is an incompatibility between the two systems and the consultant is not aware of a path to connect the two. The Police Chief has expressed his desire to utilize one consistent system townwide;

however, it was found that a large part of the Avigilon system has already been installed. One corrective option is that as the substitution form was not noted in the submittal as required, the submittal was improperly submitted and the Contractor must provide the system specified. This approach is challenging as the Architect approved the bid and the equipment has been billed and paid for. Option two look into options that would allow the use of both systems together, which is unclear and may not be viable because of the equipment compatibility which must be investigated. Option three is to direct the Contractor to provide the system as specified with payment responsibility for the added costs to be determined. The equipment costs related to Option three appears to be about \$65K (the cost of the stored materials – FLIR equipment costs are unknown) with additional installation costs. Mr. Blake expressed his frustration with the information that the designer writing the specifications and who subsequently approved the contractor's proposal caused the problem and now must be the person to resolve the issue. The IT Director has provided an option to install FLIR software on the Vigilante hardware, but Mr. Eberly expressed his concerns that this has not been proven to work flawlessly and additionally may affect the warranty.

Michael Pincus who is an experienced professional technology consultant involved with development of security systems was invited to join the meeting and introduced himself to the Committee. He stated that, in general, security cameras may have built-in intelligence analytics related to security which may or may not be required for this use and also may have different levels of compatibility. This involves a video software system which allows management, monitoring and control of the cameras. There is a third-party organization named ONVIF which provides standards for compatibility between equipment for devices from different manufacturers. In theory, as the Avigilon system advertises that it is ONVIF compliant, those cameras should be able to be controlled and managed by the FLIR video management equipment, as the FLIR Video Management System is also ONVIF compliant. It was noted that ONVIF only insures a baseline compatibility. Mr. Pincus recommended that the design consultant should contact both firms re compatibility between the systems and what features may be lost in connection. As we also have Avigilon cameras, Mr. Pincus suggested taking a camera to the Police Dept to see if it will work. He asked if the specification required the contractor to provide a turnkey system that works. In response, Mr. Blake emphasized that by approving the substituted equipment, the design engineer consultant is responsible for correcting the issue and will be provided with the information provided by Mr. Pincus, also stating that Mr. Scarlata will be responsible for dealing with the consultant to determine what will it take to make it compatible with the proprietary equipment at the Police Station and also an explanation why it wouldn't work if that is the opinion. Ms. Duran reiterated that Mark Thompson, working with the Town's security vendor, has proposed a solution, to which Mr. Blake expressed his concern that the design engineer should be the one to propose a solution rather than simply allowing Mark to be the one to fix the problem. The Committee later expressed its thanks to Mr. Pincus for his information and advice.

Mr. Eberly reported that there will be a meeting tomorrow to review Bulletin 42R1 issued by BH+A which relates to additional outlets and data ports requested by the Town Technology Department plus revisions leading to additional work and hardware agreed to and performed by the Contractor. It is expected that the meeting will resolve the change order issues.

Mr. Eberly also informed the Committee that the Contractor has presented an issue related to a new Change Proposal for the proposed sliding barn door. The contract currently requires a sliding flat barn door with a weather tight roll-up door behind it and the roll-up door has been installed. OCO 11, CP90 approved structural upgrades in the amount of \$8,786. Additional issues have been noted relative to the opinion of the Contractor that additional work is required to make the barn door work, at a proposed cost of \$19,872 for metal fabrication, hardware and carpentry which the Architect has not fully reviewed. The Committee was informed that the Park and Recreation Department has not been consulted about the issue. Mr. Scarlata indicated that the hardware is the issue and that BH+A's error was that the drawings show other requirements than what was specified. The determination to be made is whether to validate the pricing or negotiate an acceptable price to proceed or take any other action. After discussion it was decided to determine the appropriate cost for a change proposal for work that could possibly be completed in Phase 2 and also to determine a credit to delete the sliding barn door for further consideration.

As the Committee is aware the pool was not turned over on time, affecting the determination of substantial completion as additional testing and fire alarm system implementation were needed. Substantial Completion has also been withheld as Weston & Sampson has continued to ascertain the cause of the additional leaking after the turnover. They have since identified defects in four existing original skimmers requiring replacement work to be performed from outside of dive well, including reopening of the deck and redoing tile work. A diagram of the skimmers was presented by Mr. Scarlata for the purpose of illustrating the work required which will require significant hours over up to eight days. The work is proposed to be performed on a time and materials basis and is estimated at \$75,000, though could increase as there are a lot of unknowns, and the Contractor would need to know by the middle of November if the Town wishes to proceed in order to accomplish the work in December at the time of pool closing. The existing shutdown is planned from 12/11 to 12/26 plus another shutdown of approximately five weeks would be required eventually for grouting of both pools. Ms. Duran suggested that this work might be better suited for combining with the later pool work contemplated by the Facilities Department with less impact to the users. No action was taken.

Mr. Eberly noted that the PCO log reflects the added \$900k from STM 23 and that after expected Change Order approvals the remaining contingency would be \$775,949 available for any required contractual matters. Mr. Eberly further noted that contract with Colantonio specifies that any remedies to conflicts are time only and not funds.

Mr. Scarlata reported that the bids received for the AV system were received on Wednesday and the lowest bid, submitted by Ockers (about \$494,000), was within the budgeted allowance provided by the initial \$50,000 budgeted in the feasibility study plus Town Meeting funding (\$450,000). Several questions have been raised and are under discussion with Ockers in order to determine whether the system meets the specification and other issues. A written report is expected by Friday and a decision is expected by November 15.

In order to proceed with an award dependent upon the findings, Mr. Eberly recommended that a vote be taken based on the amount of the second highest bidder so that the project could proceed. Consequently, it was on motion by Mr. Blake seconded by Ms. Pincus unanimously voted: To

authorize Jennifer Pincus, on behalf of the Permanent Building Committee, to recommend to the Town Manager acceptance of the lowest responsive bidder identified for the Fairbank Community Center audio-visual package up to the amount of \$504,824.28.

DPW Roof Project Ms. Duran informed the Committee that the design is in the final stage and includes provisions for both solar attachments and for an elastomeric spray-on coating on the metal roof providing a 25-year warranty both of which meet the power purchase requirements. Construction is expected in the Spring.

Nixon MSBA Roof Replacement Ms. Duran informed the Committee as to the requirements and processes of the MSBA if the project is selected for 30% matching funding. It is expected that the MSBA will make a decision on the project in June and, if approved, will assign an architect. The portion of the Nixon roof proposed for replacement which is continually leaking was illustrated for the Committee's information. Ms. Duran stated that the project will go forward whether or not the MSBA funding is approved.

Ms. Duran noted that this is just one of the roofs requiring replacement and that she intends to place an article on the next Fall Town Meeting for the Haynes design funds. Also noted was that due to the age of the equipment on the roofs, replacement will be necessary in the near future.

Minutes The minutes of September 21, October 4, and October 16, 2023 were voted as approved with Mr. Kelly abstaining.

Meeting Schedule The next meeting will be posted for Wednesday, December 6, at 7 p.m.

There being no further business, the meeting was adjourned at 10:19 p.m.

Respectfully submitted,

Elaine L, Jones, Co-Chair