

Minutes of the Building Commission Meeting

August 9, 2016

4th Floor Conference Room, Town Hall

6:00 p.m.

In Attendance: Janet Fierman, Ken Kaplan, Karen Breslawski, Nate Peck, Building Commission; Tony Guigli, Project Administrator; Ray Masak, Project Manager; Daniel Bennett, Building Commissioner; Mary Ellen Dunn, Joe Connolly, Matt Gillis, School Department; David Pollak, Helen Charlupski, School Committee; Pip Lewis, Vassilios Valaes, HMFH Architects staff; Jonathan Hirst, Shawmut staff.

Meeting Minutes

Motion made by Ken Kaplan to approve the meeting minutes of July 12th, 2016.

Unanimously approved.

Devotion School Renovations and Additions – HMFH Architects, Shawmut Design & Construction

T. Guigli provided the Commission with a project update. He presented additional proprietary items to the Commission under review for the Devotion School Renovations and Additions project:

- Fence Gate Hardware (for the site pathway along the Babcock Street side of the site)
Electrical gate hardware will allow for increased control and security of the gated area.
- Security Glazing
Security glazing (School Guard Glass) will be installed at and adjacent to the three public entrances to the building.

T. Guigli stated that both of these items come under the recommendation of the School and/or Police Department. T. Guigli also noted that both the Board of Selectmen and School Committee voted favorably for the implementation of both the gate and the security glazing.

Motion made by Ken Kaplan to approve proprietary items for the Devotion School Renovation project per memo dated July 6th, 2016 regarding the security gate and security glazing.

Unanimously Approved

J. Hirst from Shawmut Design & Construction appeared to discuss the current status of the project. The Shawmut team has been on site since June 21st and work commenced July 11th. J. Hirst stated that all of the construction fences are in place. Power has been installed to the site trailers and utility services have been cut from the building. Contract removal of trees on site is underway. Interior abatement work in the 1954 building is complete and the 1924 building is underway. J. Hirst added that it is anticipated that the demolition of the 1954 building will be completed on August 26th. Preconstruction and Design is completed through the 90 percent docs, which show the project remains on budget. The 90 MSBA set of documents are under continued review for the final completion of the 100 percent docs at the end of August.

J. Hirst stated that permits have been pulled for demolition and the Town Building Commissioner has granted a phased demo to allow for phased abatement and removal of asbestos. This will enable the project to adhere to the schedule.

P. Lewis and V. Valaes from HMFH Architects appeared to give the monthly project update. Two areas of potential exposure were identified related to the removal of a transformer and power lines by Eversource. Work orders are issued for these items, but adherence to the schedule will depend on Eversource acting in a timely fashion. A discussion took place with the Building Commission regarding the project's progress and review of recent photographs of the site.

T. Guigli added that the Trade Contractor prequalification for file sub bid review is near completion and anticipated that the GMP-2 file sub bidding will be released at the end of August, with a bid due date of September 28th. T. Guigli stated that there is an encouraging volume of prequalified candidates across all of the trades.

T. Guigli presented to the Building Commission Requisition #1 from Shawmut Architects. J. Hirst reviewed with the Building Commission Requisition #1. A discussion took place regarding general conditions payment to Shawmut based on equal monthly increments verses the actual percentage completed to date. The Building Commission agreed to Shawmut's proposed reimbursement system with the intent to revisit as needed if the project is delayed and goes off schedule. T. Guigli stated that HMFH still needed to review Shawmut's Requisition submittal for approval and that Town Counsel was also reviewing the GMP change order, therefore the Commission was asked to approve Requisitions #1 subject to the awaited reviews.

Motion made by Janet Fierman to approve Requisition #1 for the Devotion School Renovation project to Shawmut Design and Construction, subject to the architect's approval and resolution of outstanding issues with Town Counsel, not to exceed the amount of \$796,376.85.

Unanimously Approved

Dr. Joe Connolly, Mary Ellen Dunn and Matt Gillis from the School Department appeared to discuss the status of 30 Webster/Lower Devotion School. Dr. Connolly discussed with the Building Commission the acquisition of 30 Webster and the build out costs of the space to date, which is near completion and ready for student arrival.

Dr. Connolly presented two outstanding bills from the 30 Webster acquisition process. Legal fees of \$7,888.90 are due to the adjacent Verizon store for the construction of a barrier fence in the parking lot separating the 2 buildings. A bill to resurface the playground area is due for \$29,800.

Motion made by J. Fierman to approve the legal fee reimbursement to Verizon associated with the acquisition and build out of 30 Webster in the amount of \$7,888.90.

Unanimously Approved

Motion made by J. Fierman to approve the paving invoice for resurfacing of the playground at 30 Webster in the amount of \$29,800, subject to review and approval by Department of Public Works.

Unanimously Approved

Building Department Projects Status Updates

R. Masak appeared to update the Building Commission on Building Department projects.

- CIP for 2018-Building Envelope, Elevators, Security, Energy Efficiency, Energy Management, Fire Station Renovations, Classroom capacity (leases), 9th school/HS schematic design; Driscoll HVAC.

Town Projects

- MSC Renovation-Upper floor fit-out ongoing; Wash Bay – utility installation ongoing; overall MEP rough ongoing; severe schedule issues.

R. Masak presented to the Building Commission a draft letter to Contractors Network currently under review by Town Counsel. The Commission discussed the draft letter and the project delays to date addressed in the letter. The Building Commission suggested an additional letter be sent directly to the insurance company holding the bond to the project.

The Building Department and the DPW are working on a plan B for the fuel island to insure this work is completed by the end of the year and to minimize disruption to the fueling operations for Town vehicles. This will involve using outside vendors to do this work. The Building Commission stated that Town Counsel should be involved with the planning and Ray Masak stated this would be the case.

- Elevators (Town/Schools)-final design ongoing; Amendment for Additional Services executed.
- Roof Repair/Replacement & Building Envelope (Town/Schools) - Schools Phase-70 % complete; Town Phase-nearing completion.

R. Masak stated that the cutting and repointing at Pierce school is going well and nearing completion. Work at the UAB front entrance area is also underway. The Baker School envelope work has commenced and is moving forward. R. Masak discussed with the Building Commission Change Order #1 for additional work at the Baker School by Folan Waterproofing.

Motion made by Ken Kaplan to approve Change Order #1 to Folan Waterproofing for the painting of stucco and removal of door at Baker School in the amount of \$5,040.00.

Unanimously Approved

- Pool Repointing; Shower Restoration (Rec)-final design ongoing.
- Devotion House-restoration of windows to restart (16 out of 23 windows completed)
- Reservoir Gate House Roof Restoration – schematic design received.
- Phase 5 Garage Repairs – Desman amendment executed; condition survey to commence.
- Fire Station No. 1 (Building envelope) – Amendment executed; design to commence.

School Projects

- Devotion Expansion – move ongoing, GMP-1 approved, Prequalification of sub-trades for GMP-2 ongoing; overall mobilization including asbestos removal, temporary utilities and site work. Discussed earlier in meeting.
- 9th School/HS Site Selection Study – contract executed; study ongoing.
R. Masak discussed with the Building Commission the study and sites under review. A meeting with the Board of Selectmen has been scheduled to discuss costs and review of the study thus far.

Project Closeout

- Schools – Lawrence/Pierce Elevators – final inspections.

C of 7's

- HS Feasibility Study/Ninth School Feasibility Study-K. Breslawski, N. Peck, G. Cole.
- FS No. 6 Training & Maintenance/MEP Renovations-K. Kaplan, J. Fiermen and K. Breslawski.

Issues

- Building Committee makeup for future project
- Ninth School/HS Timeline

Meeting adjourned at approximately 8:10 p.m.
Minutes respectfully submitted by Sara Gooding.