

PERMANENT BUILDING COMMITTEE
Minutes – April 24, 2014

Present: Co-Chairs Michael Melnick and Elaine Jones, William Braun, Craig Blake and Gifford Perry. Also present: Facilities Director James Kelly, Selectman Charles Woodard, and resident Richard Johnson.

The meeting was convened in the DPW Conference Room at 7:30 p.m.

Minutes The minutes of April 3, 2014 were approved as amended.

Police Headquarters Project Present: Architect Gregory Carell and Owner's Project Manager Neil Joyce. Mr. Melnick reported that he, Mr. Braun, Mr. Kelly, Mr. Carell, and Mr. Joyce met with PM&C cost estimator Peter Bradley continuing to reconcile the large discrepancy between the Fogarty February estimate and the PM&C estimate. As a result of the meeting, the PM&C estimate has been revised and is now projecting a \$6.8M construction cost.

Upon further discussion between the Fogarty estimator, Peter Timothy, and Mr. Carell, Mr. Timothy advises that he now is more comfortable with a \$6.5M construction cost. It was noted that the PM&C estimate may have also been based on updated specifications and drawings than were used in the Fogarty estimate.

It was noted that there is a \$400,000 difference in the two electrical estimates. The electrical system currently is based on a need for an 800 amperage system which the engineers at RDK have specified and stand by. Given that there has been no peer review of the electrical system, the discrepancy in the estimates, and the possibility that a lower amperage system would be more appropriate and less costly, after discussion it was unanimously voted to authorize BLW to perform a value engineering review of the entire electrical design at a fee of \$1,500 up to a maximum of \$2,500.

While anecdotal evidence from estimators and professionals in the construction field points to a big change in the construction market especially in Boston which has an effect on the sub-contractor market, the Committee requested the OPM to obtain, if possible, any hard data supporting such anecdotal information. Mr. Blake will check the Engineering News Record cost indices also.

Various bidding scenarios including intricacies of the public bidding process were discussed as follows recognizing that it is unknown how long the debt exemption ballot approval stands.

- Setting a variable schedule in the bid documents in an attempt to preclude winter construction was explored and determined to not represent a feasible approach. It was noted that 12 – 16 subcontractors, in addition to the general contractor, would have Division 1 responsibilities which would add cost due to general conditions expense. It was noted that winter conditions would add approximately \$30,000 to the contractor's estimate of cost of construction.

- Bidding at a later date was also explored and determined not be feasible. The general contractor under the current schedule has a 60-day window for the actual construction

commencement given the tree clearing process and an additional Conservation Commission approval requirement in regard to the change in site work to allow for the use of tight tanks. In the current schedule it is projected that the concrete slab and masonry work would occur in mid Oct. – Nov. If the project bidding was delayed until September, concrete work would still require added costs for winter conditions. If the project bidding was delayed until December, escalation of costs would occur although the bidding competition situation may be different.

- Bidding without appropriation was thought by the Committee to be too speculative for bidders to consider. Bids would be good for thirty days which would require critical timing for funding approval at a yet to be determined Special Town Meeting.

It was the consensus of the Committee that, given the current information and estimates, the total budget for which funding approval would be requested is \$7.9M based on using a construction budget of \$6.5M with an approximate 6.5% construction contingency. This will be presented to the Finance Committee and the Board of Selectmen as early as their meeting schedules will allow.

The Committee discussed initiating design changes such as replacing the concrete block at the exterior and interior walls with wood and high impact drywall respectively. Mr. Carell expressed concerns relating to structural support capability with such an approach to the exterior and Committee members were split on the use of high impact drywall. The Committee did not support design changes at this time and it was noted by Mr. Joyce that the scope changes can also be effected through use of alternates in the bidding process which can be structured to lower the cost. Currently under consideration are alternates for tight tank installation, construction of a foundation for the covered parking, and use of granite curbing.

Mr. Melnick will be discussing with Chief Nix the furnishings, fixtures and equipment (FF&E) budget and the cell tower proposed for the DPW. It was noted that the FF&E budget has been continually reduced by the Chief in response to elevated construction budget estimates.

Mr. Melnick reported that the Design Review Board had no quorum present for the April 23 meeting to discuss landscaping approval. Another meeting will be scheduled.

Confirmation from NStar regarding the backcharges to be applied by NStar to bring power to the contractor installed pad will continue to be sought. It was noted that the transformer itself is owned by NStar.

Committee members, Mr. Kelly, and Mr. Joyce will continue review of drawings and specifications. Ms. Jones is working on the “front end” bid documents review.

Fairbank Community Center Master Plan Project A meeting with Architect Thomas Scarlata of BH+A will be set up for a mutually agreeable time in June to discuss the project.

Nixon MSBA Green Repair Roofing Project Mr. Melnick updated the Committee regarding the Gale Engineering’s commissioning report on the completed roofing work to the MSBA which is now, pursuant to a discussion with Ed Stewart of Gale and Mr. Melnick, in the process of revision for submission to MSBA to enable project closeout.

Nixon MSBA Proposed Project Mr. Kelly informed the group that MSBA agents will be visiting the Nixon School this week in regard to the Statement of Interest submitted to the MSBA for roofing (cafetorium), original window replacement, door replacement and caulking. The MSBA is expected to make a decision on whether or not to invite the Town to participate at its Board Meeting on June 4. Such invitation would require the Town to commission a feasibility study by an MSBA pre-selected architect/engineer.

Meeting Schedule The next meeting will be called by the Chairs as necessary.

There being no further business, the meeting was adjourned at 10:45 p.m.

Respectfully submitted,

Elaine L. Jones