

Approved July 19, 2018

Mendon Police Station Building Committee Meeting
Mendon Town Hall
Mendon, MA 01756
Wednesday, July 11, 2018
7:00 p.m.

I. Call to Order

The meeting was called to order at 7:02 pm by Joe Cronin.

Building Committee Members Present:

Tim Aicardi, Mike Ammendolia, Joe Cronin, Police Chief Dave Kurczy, Don Morin, JP Parnas, Linda Thompson. Moritz Schmid arrived at 7:30pm.

Others Present:

Mary Bulso, OPM, Daedalus Projects, Inc.
Kevin Witzell, Jackie Rudd, Kaestle Boos Associates, Inc.

II. Approval of Meeting Minutes – June 13, 2018

MOTION: A motion was made by Tim Aicardi, seconded by JP Parnas to accept the meeting minutes from June 13, 2018.

DISCUSSION: None

VOTED: Approved on a unanimous vote

III. OPM/Architect Update

Mary Bulso stated that she heard from Kevin Rudden, Mendon Water Commissioner who informed her that Susan Connors from the MA DEP visited the town recently to inquire about the water supply at the new library and also spent some time looking into the future plans for the water supply on the Town Hall campus. Kevin connected Ms. Connors with Mary to ensure that the DEP is up to speed with the plans for the new police station. Mary will reach out to Susan Connors along with the appropriate consultant from Kaestle Boos to discuss the water supply situation in order to avoid any future surprises.

Mary next informed the committee that the architect was now up to design revision G which will be reviewed tonight. She also added that there has been no progress on the easement document with the abutter. Chief Kurczy offered to assist Mary with trying to close this item.

Mary then asked the committee to approve \$7090 for hazardous materials design, construction monitoring and air sampling services at the former fire station from Universal Environmental Consultants. Approval of this proposal will allow the

committee to go out to bid for abatement work in the September timeframe, as this work will support development of bid specifications, posting of the bid documents, review of the submittals and oversight of the hazardous material abatement work.

MOTION: A motion was made by Don Morin, seconded by JP Parnas to approve the proposal from Universal Environmental Consultants for \$7090 for hazardous materials design, construction monitoring and air sampling services at the former fire station.

DISCUSSION: None

VOTED: Approved on a unanimous vote

Kevin Witzell and Jackie Rudd of Kaestle Boos next walked the committee through the latest rev. G design. Due to some survey issues with the site grading and the fact that the attic in the fire station would need major reinforcement of the floor and roof for the space to be useful, the rev. E design was not practical. The current rev. G design includes 6658 square feet of space on the main level, consisting of the existing fire station space (2277 square feet) and an additional 4351 square feet for program space and a sally port. The upper level would consist of 1927 square feet of existing attic space in the fire station building with an additional 1759 square feet of future space and 2322 square feet of program space. Kaestle Boos is ready to send a 75% design out for a cost estimate on Friday, July 13th and can have it back by the end of the following week. They feel that the new design will exceed the amount of available funds and that additional funds will be needed.

Joe Cronin questioned why the latest proposal has grown into a 12,600 square foot structure that far exceeds the initial proposal approved by the voters in May of 2017 for a 9200 square foot building. At this time the committee began to discuss value engineering options. JP suggested removing the second level above the sally port, replacing it with a shed roof and moving the program space into the currently allocated future space on the second level. He also asked that the design reduce the amount of brick being added to the façade on the north side of the building. The committee thought this was an excellent suggestion and asked Kaestle Boos to postpone the cost estimate work until a new proposal with a higher likelihood of coming in under the amount of existing available funds was developed.

Kaestle Boos agreed to spend another week on value engineering work that will include the suggestion from JP, along with a few others, including doing no work to shore up the existing attic in the fire station, looking into retaining stairs to this space and simplifying the roof line.

IV. Review Some Open Action Items on Decision Action Log

- Work with the abutter to finalize an agreement for an easement for a second egress. – Mary brought this up in her update earlier. She and Chief Kurczyk will try to get this completed.

- Inquire about filling fire suppression holding tanks via domestic fed water – Mary is working on the well water situation as mentioned in her update earlier in the meeting.
- Look into the capability of the existing well on Town Hall campus. – Mary is working with Water Commission and MA DEP on this. See update earlier in the meeting.
- Contact the AAB to pursue a waiver for an elevator. – Jackie stated that she has already reached out to the AAB on this to inform them of the current plans to use a lift in the new design with no elevator to the second level, which will be limited to able bodied police personnel.
- Get plans for the windows to share with the Historic District Commission. – This item will be postponed to a future date.
- Ask Kathy Schofield which windows she thought came from the original blacksmith shop. – Don has reached out to Kathy on this item and is working it with her. Based on the correspondence with Kathy he doesn't believe any windows in the existing fire station came from the original blacksmith shop, but will work with Kathy to close this item.

V. Invoice Approvals; Chair/OPM Spending Approvals; Budget Update

Linda informed the Committee that an invoice was received from Daedalus Projects, Inc. for \$5000 for OPM services for the month of May, 2018.

MOTION: A motion was made by Don Morin, seconded by Tim Aicardi to approve payment of \$5000 for OPM services to Daedalus Projects, Inc. for the month of May, 2018.

DISCUSSION: None.

VOTED: Approved on a unanimous vote

Linda next informed the Committee that an invoice was received from Daedalus Project, Inc. for \$5000 for OPM services for the month of June, 2018.

MOTION: A motion was made by Don Morin, seconded by Tim Aicardi to approve payment of \$5000 for OPM services to Daedalus Projects, Inc. for the month of June, 2018.

DISCUSSION: None.

VOTED: Approved on a unanimous vote

Linda then informed the Committee that an invoice was received from Kaestle Boos Associates for \$26,000 for design services, with half the funding to come from CPA eligible funds and half from the state grant. Mike Ammendolia asked where this puts us with regards to spending on the design development phase of the project. Linda

stated that it would take us to 61% of this phase. Mike didn't feel that we were at 61% of the design development phase. Moritz suggested that we consider reducing the payment in order to bring the payment up to 50% of the design development phase of the project. Don thought this was a reasonable compromise, since the committee has been asking for lots of design changes from Kaestle Boos over the past couple of months.

MOTION: A motion was made by Don Morin, seconded by Moritz Schmid to approve payment of \$18000 for design development services to Kaestle Boos Associates.

DISCUSSION: No additional discussion

VOTED: Approved on a majority vote, with Mike Ammendolia opposed.

Linda asked if an updated invoice could be submitted by Kaestle Boos for this new amount. Joe asked Kaestle Boos to take an action item to do so.

ACTION: Send an updated invoice for \$18,000 to the Building Committee. – Jackie Rudd

Linda finally informed the Committee that an invoice was received from Kaestle Boos in the amount of \$5532.16 for site survey services, bringing this up to 100% of the amount approved for this purpose. Since the survey work is still not satisfactorily complete, it was suggested that we postpone approval to a future meeting.

MOTION: A motion was made by Mike Ammendolia, seconded by Don Morin to postpone approval of this invoice to a future meeting.

DISCUSSION: No additional discussion

VOTED: Approved on a unanimous vote.

Mary passed out a high level summary of the budget for the project and asked for committee members to send her feedback if anyone has questions.

VI. Items Not Reasonably Anticipated 48 Hours Prior to Meeting

None

VII. Next Meeting Date, Time and Agenda

The next meeting date was agreed to be July 19th at 7pm where the updated revision G design, cost and schedule would be reviewed.

VIII. Adjournment

MOTION: A motion was made by Moritz Schmid, seconded by Don Morin to adjourn the meeting.

DISCUSSION: None.

VOTED: Approved on a unanimous vote.

The meeting adjourned at 9:02 p.m.

Minutes by Don Morin