

Approved September 11, 2019

Mendon Police Station Building Committee Meeting
Former Taft Public Library
Mendon, MA 01756
Thursday, September 5, 2019
6:30 p.m.

I. Tour of Construction Site

Several committee members toured the construction site at 6:30pm with Kevin Witzell and Mary Bulso.

II. Call to Order

After the tour the meeting was called to order indoors at 6:50 pm by Joe Cronin.

Building Committee Members Present:

Mike Ammendolia, Joe Cronin, Police Chief Dave Kurczy, Don Morin, JP Parnas and Linda Thompson

Others Present:

Mendon Fire Chief William Kessler
Mary Bulso, OPM, Central Mass Projects, Inc.
Kevin Witzell, Jackie Rudd, Kaestle Boos Associates, Inc.

III. Approval of Meeting Minutes – August 13, 2019

MOTION: A motion was made by Mike Ammendolia, seconded by Linda Thompson to accept the meeting minutes from August 13, 2019.

DISCUSSION: None

VOTED: Approved on a unanimous vote

IV. Status of ledge found when excavating for cistern

Kevin Witzell handed out a document describing the status with the unforeseen ledge at the cistern location. Kaestle Boos worked with their civil engineer and CMP to identify a wide array of options to address the situation, including raising the cistern, relocating or repositioning the cistern, switching to two smaller cisterns, installing a new well with a holding tank, using an existing pond on a neighboring property, or removing the ledge. After reviewing all the options, KBA recommends that the ledge be removed, allowing the cistern to remain in its currently designed location. KBA explained that it would have the least impact on the schedule as any other options would involve redesign and possible re-submittal time. KBA asked for Committee approval to issue a Construction Change Directive (CCD) directing Tower Construction to proceed with the ledge removal based on the unit pricing

established on their bid form, which is \$250 per cubic yard. The current estimated amount of ledge to be removed is somewhere between 270 and 408 cubic yards, which could cost the Town between approximately \$70K and \$100K. The quantity of ledge removed will be monitored by CMP.

The Committee raised a number of items for KBA to address, including the following:

1. Align on the way to calculate the total volume to be removed, and agree on what that number will be (currently estimated at between 270 and 408 cubic yards).
2. How are the anchors for the cistern fastened to the concrete pad? Can the cistern be anchored to the ledge instead of a concrete pad to reduce the depth required and eliminate the need for a pad?
3. Can you ask LGCI about vibration requirements to avoid issues with nearby buildings? The Town can hire Yankee Engineering to monitor the work to ensure that the vibration limit is not exceeded as necessary.
4. Can you ask how long the contractor anticipates the work might take (best and worst case)?
5. What impact, if any, does this have on the overall schedule?
6. Can you clarify who owns responsibility for any groundwater that may be encountered?

Don stated that he wanted to go on the record saying that he was very disappointed with Mike McKeon from Kaestle Boos for originally missing the need for a cistern on the project, raising the cost from what was originally projected and explained to the voters. KBA also didn't take the cistern into consideration when determining where to dig test pits and borings. Kevin acknowledged Don's disappointment.

Kevin explained that a meeting was currently scheduled with Tower Construction on Friday to agree on the methodology to be used to determine the volume of ledge that will need to be removed. Once the methodology is agreed upon, a survey will be needed to help determine the exact amount of ledge to be removed. Kevin believes that Tower Construction has a company to perform the survey lined up to do this early next week.

MOTION: A motion was made by Don Morin, seconded by Mike Ammendolia to allow Kaestle Boos to issue a Construction Change Directive directing Tower Construction to proceed with the ledge removal based on the unit pricing established on their bid form (\$250 per cubic yard), not to exceed \$100K.

DISCUSSION: Kevin Witzell asked if we needed to put a limit on the number, as the amount could be higher. Don suggested that if more than the currently estimated \$100K is needed, the Committee would need to meet again and discuss things further. Kevin was okay with this approach. Jackie explained that the \$100K was an estimate, and that 408 cubic yards would actually cost a little more than \$100K. Don amended

the motion to state not to exceed 408 cubic yards. Mike Ammendolia seconded the amended motion.

VOTED: Approved on a unanimous vote

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

Linda informed the Committee that an invoice from Kaestle Boos Associates dated 8/30/19 was received for Geotechnical Services performed by LGCI in the amount of \$6951, with 100% coming from the capital expenditure account.

MOTION: A motion was made by Don Morin, seconded by Mike Ammendolia to approve the invoice from Kaestle Boos Associates dated 8/30/19 for Geotechnical Services in the amount of \$6951 with 100% coming from the capital expenditure account.

DISCUSSION: None

VOTED: Approved on a unanimous vote

Linda next informed the Committee that another invoice was received from Kaestle Boos Associates. This one was also dated 8/30/19, and was for Construction Administration in the amount of \$5142.86 with 50% coming from CPA funds and 50% from the capital expenditure account.

MOTION: A motion was made by Don Morin, seconded by Mike Ammendolia to approve the invoice from Kaestle Boos Associates dated 8/30/19 for Construction Administration services in the amount of \$5142.86 with 50% coming from CPA funds and 50% from the capital expenditure account.

DISCUSSION: None

VOTED: Approved on a unanimous vote.

Linda stated that an invoice was received from Central Mass Projects dated 9/4/19 for \$11,275 for OPM and Site Rep services for the month of August with 50% coming from CPA funds and 50% from the capital expenditure account.

MOTION: A motion was made by Don Morin, seconded by JP Parnas to approve payment of \$11,275 for OPM and Site Rep services to Central Mass Projects for the month of August with 50% coming from CPA funds and 50% coming from the capital expenditure account.

DISCUSSION: Don mentioned to Mary that at this rate the funds for OPM services might be exhausted prior to the end of the project. Mary acknowledged this and said that she would manage this as the project proceeds.

VOTED: Approved on a unanimous vote

Kevin explained that a request for payment was received from Tower Construction dated 9/4/19 for General Contractor services in the amount of \$238,778.27.

MOTION: A motion was made by Don Morin, seconded by Linda Thompson to approve the request for payment from Tower Construction dated 9/4/19 for General Contractor services in the amount of \$238,778.27 with \$155,205.88 coming from the capital expenditure account and \$83,572.39 coming from CPA funds.

DISCUSSION: Don asked some questions about change order #3 included in the request and Kevin addressed them.

VOTED: Approved on a majority vote, with Mike Ammendolia voting nay

VI. New Business – Change Orders

Kevin presented Change Order #4 for review. This change order includes three items: Alternate #4 (second floor fit-out) for \$348,131.41, a credit for substitute acoustical panels for (\$751.33), and a credit for a substitute canopy for (\$1941.26), for a total increase of \$345,438.82.

MOTION: A motion was made by Don Morin, seconded by Linda Thompson to approve Change Order #4 for alternate #4 (second floor fit-out) for \$348,131.41, a credit for substitute acoustical panels for (\$751.33), and a credit for a substitute canopy for (\$1941.26), for a total increase of \$345,438.82.

DISCUSSION: None

VOTED: Approved on a majority vote, with Mike Ammendolia voting nay

Don asked about Change Order #3, as it was included in the August request for payment but had not been previously approved by the Committee. Kevin then presented Change Order #3 for review. It includes four items: a charge for \$2541.78 for 2x4 Wall Pad at Ext Wall, a credit for wire mold for (\$1152.23), another credit for a modulus test for (\$6630), and a charge for a roof truss fee of \$733.22, for a total credit of (\$4507.23).

MOTION: A motion was made by Don Morin, seconded by Mike Ammendolia to approve Change Order #3 for a charge for \$2541.78 for 2x4 Wall Pad at Ext Wall, a credit for wire mold for (\$1152.23), another credit for a modulus test for (\$6630), and a charge for a roof truss fee of \$733.22, for a total credit of (\$4507.23).

DISCUSSION: None

VOTED: Approved on a unanimous vote

VII. Items Not Reasonably Anticipated 48 Hours Prior to Meeting

None

VIII. Next Meeting Date, Time and Agenda

The Committee agreed to post a meeting for Wednesday, September 11th at 6:30pm to get a brief tour of the construction site and then to convene in the former Taft Public Library to review updates on the ledge removal, approve these minutes, review open action items, get updates from the OPM and architect, and approve new invoices.

IX. Adjournment

MOTION: A motion was made by Mike Ammendolia, seconded by Joe Cronin to adjourn the meeting.

DISCUSSION: None

VOTED: Approved on a unanimous vote

The meeting adjourned at 8:25 p.m.

Minutes by Don Morin