

Approved September 19, 2019

Mendon Police Station Building Committee Meeting
Mendon Town Hall – Upper Level
Mendon, MA 01756
Wednesday, September 11, 2019
6:30 p.m.

I. Tour of Construction Site

Several committee members toured the construction site at 6:30pm with 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 Eric Peterson arrived ~7:12pm. Chief Kurczy had to leave ~7:50pm.

Others Present:

Mary Bulso, OPM, Central Mass Projects, Inc.
Jackie Rudd, Kaestle Boos Associates, Inc.

Because there was no quorum at 6:50pm when the meeting began in the Town Hall, the Committee went over open action items to get updates until at least one additional member arrived to reach a quorum.

III. Review Open Action Items on Decisions and Actions Log

- Update on elevator lift – Any net cost impact to the project? – Jackie stated that they do not yet have a cost for the lift yet, but there is no anticipated net cost impact on the project due to the change in plans. She'll try to get information for a future meeting.
- Update on removal of equipment from Comcast building – Mary stated that the building has been removed from the site. Mike A. asked if it was able to be salvaged for re-use and Chief Kurczy explained that when they tried to remove the air conditioner the wall fell down. Don added that the Parks Department was made aware that the building would likely not survive a move so they did not attempt to do so.
- Update on change order for alternates 2 and 3 – Mary stated that Tower Construction has not yet provided the detailed information required for those additional alternates.
- Update on building security system plans – Jackie informed the Committee that the plans and specifications are complete and their consultant (GGD)

will send them out to a few contractors on the state bid list sometime next week (expect to send out on 9/18/19).

- Update on easement with abutter from National Grid – Chief Kurczy was able to get the abutter to sign the easement and it has been provided to National Grid. Mary added that she has not heard anything from National Grid but she believes that they have everything they need to proceed with the project.
- Update on new sign from Karen Mullen of Signs Plus – Eric still has not yet received a quote to share with the Committee.
- Update on need for flag pole in front of new station – Chief Kurczy is still looking into whether one is needed in front of the station. Mike stated that he would be in favor of putting a new pole in front of the new station and removing the one in front of Town Hall. Joe asked if a flag pole was included with the project and Don answered that while there is a place for one allocated on the drawings there is nothing in the budget to support one.

IV. OPM Update

Mary did not have any new information to share with the Committee except for the ledge. The Committee wanted to wait for a quorum to be present when we discussed that item. When asked about the charges and credits taken on the project thus far Mary added that she could bring a summary of them to a future meeting. Don suggested that she simply bring the PCO log that she has provided in the past as part of her monthly updates and she agreed.

V. Architect Update

Jackie informed the Committee that she has heard from MA DPH and that they have approved the plans for the project and she is just waiting for a written letter from them stating this fact. Chief Kurczy mentioned that DPH will likely have to come on site to inspect the cell blocks when the building is ready. He also wants to better understand DPH's requirements for how people held in cells are checked regularly. Do they have to do so in person? Can they do so via camera? He isn't sure what the requirements of the DPH are so he will look into it.

ACTION: Look into the DPH requirements for cell checks. – Chief Kurczy

Jackie informed the Committee that there are about 40 bricks that need replacement and only 20 are included in the cost of the project. The additional 20 will incur additional cost, but it's possible some of them could simply be repaired, e.g. a hole filled with grout of a similar color as the brick. Joe asked if they could simply replace the 20 worst bricks included in the cost of the project and then the Town can determine what to do with the rest. Jackie will see how many are in dire need of replacement versus repair and will update the Committee at a future meeting.

At this point in the meeting a quorum was reached as JP Parnas and Eric Peterson arrived ~7:12pm

VI. Approval of Meeting Minutes – September 5, 2019

MOTION: A motion was made by Mike Ammendolia, seconded by Eric Peterson to accept the meeting minutes from September 5, 2019.

DISCUSSION: Don stated that he would rescind his concern with KBA in regards to the request for payment from Tower Construction at the meeting on 9/5/2019. He explained that he was incorrect in the way that he was reading the request for payment and that KBA did not miss anything at all. He apologized for his error and will remove that reference from the approved meeting minutes.

VOTED: Approved as amended on a unanimous vote

VII. Update on Removal of Ledge for Cistern

Jackie explained that Tower, KBA, CMP and the sub-contractor are all in agreement on the process to calculate the amount of ledge to be removed. She handed out a sketch that showed how the amount would be calculated. Mary added that a couple of days were lost because a lot of water was filling up the hole and the sump pump couldn't keep up. A larger sump was installed that is now able to keep water out of the hole. Mary also stated that the team has decided to flip the cistern 180 degrees and to move the pump house toward the back of the property to reduce the amount of ledge that needed to be removed. She added that they looked into a couple of new options including a shorter concrete cistern but none of them panned out. Joe asked about the cistern being anchored to the ledge and Mary responded that the cistern cannot be anchored to the ledge or the warranty of the work would be jeopardized. She added that there is not a single concrete slab under the cistern but instead multiple smaller pieces that are used to anchor it. This was confusing as it was mentioned at the last meeting that ledge needed to be removed to put a slab under the cistern but that does not now seem to be the case. Mike explained that smaller pieces could be adjacent to the cistern and not underneath and still provide enough weight to keep the cistern from rising up.

Mary went on to explain that the team came up with a creative way to remove the ledge in the most efficient manner and called Lee Figgins and put him on speaker phone to explain the process. Lee explained that the contractor would need to expose the ledge to do the survey, and they can't expose the entire ledge or it would then require the contractor to backfill the hole to allow for the hammer to complete the work. There is five feet of overburden on top of the ledge that would need to be removed to expose it. They would then need to backfill what was removed in order to get the machine out. He added that ledge was found in three test pits and that the team has decided to remove the ledge in sections from back to front. It would be the fastest way to remove the ledge and it would not cost the Town any more as the Town is only responsible for the amount of ledge that is eventually removed. They are almost complete with the back section now. Don asked Lee how much longer

the ledge removal would take and he stated about six more days. At this point the phone call ended.

Mike Ammendolia stated that he was very unhappy that a survey was not done and wanted to know what the specs stated. Joe asked Mary if she had the specs in her car and she said yes and left to retrieve them. She gave them to Joe and he read the section regarding rock excavation procedures to the Committee:

Rock Excavation Procedures:

1. When, during the process of excavation, rock are is encountered as specified herein, the Contractor shall strictly adhere to the following procedures.
2. Such material shall be uncovered and exposed.
3. The Architect and the Owner shall be notified by the Contractor before proceeding further.
4. The Contractor shall not proceed with the excavation of any material claimed as rock until the material has been classified by the Owner's Representative and cross sectioned as specified below.
5. The Contractor shall retain a land surveyor acceptable to both the Owner and the Contractor, to take cross sections of rock before removal of same, and to provide computations of cross sections within payline limits.
6. Should the Contractor proceed with the excavation without surveyed quantification and classification of the rock, the Contractor shall forfeit the right to payment as rock for the subject material.
7. Rock excavation materials may be used for fill, only as specifically allowed and approved by the Architect, in accordance with the following paragraph "D".

Mike insisted that the survey be completed per the specification before any additional ledge is removed. He added that the Town paid a lot for the specifications and that they should be followed. Joe agreed with Mike and asked KBA and CMP to ensure that a survey be completed before any additional work is done. Don questioned this rationale and asked why we shouldn't respect the advice of our experts that we hired for this project, as both the architect and OPM have recommended an approach that will take less time and cost no more than if we took the survey first. Mike and Joe were adamant about getting the survey done because that's what the specs call for. Don added that we already approved a Construction Change Directive for KBA at our last meeting directing KBA to allow the GC to proceed with the ledge removal based on the unit pricing of \$250 per cubic foot, not to exceed 408 cubic feet. Eric did some calculations and believed that the total amount of ledge to be removed would be less than that, more likely in the 270-300 cubic feet range. This was not good enough for Mike and Joe, and they insisted that the specs be followed. JP asked if we were providing direction to the architect and OPM and Joe said no, we were just asking them to follow the specifications. At this point Mary said that she would relay the request of the Committee to follow the specifications to the architect and GC.

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

Don handed out the budget update that he had put together for the September 5th meeting but ran out of time to review it. He walked the Committee through it but since it did not include the cost for alternate #4 that was approved at the meeting on the 5th he agreed to update the budget with this information and bring it to the next meeting for further review.

IX. Items Not Reasonably Anticipated 48 Hours Prior to Meeting

None

X. Next Meeting Date, Time and Agenda

The Committee agreed to post a meeting for Wednesday, September 18th at 6:30pm to get a brief tour of the construction site and then to convene indoors to review updates on the ledge removal and the budget. Jackie said she was not available but would see if anyone else from KBA could attend.

XI. Adjournment

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

DISCUSSION: None

VOTED: Approved on a unanimous vote

The meeting adjourned at 8:23 p.m.

Minutes by Don Morin