

Approved October 8, 2019

Mendon Police Station Building Committee Meeting
Former Taft Public Library
Mendon, MA 01756
Thursday, September 19, 2019
6:30 p.m.

I. Tour of Construction Site

Several committee members toured the construction site at 6:30pm with Lee Figgins, Michael McKeon, Kevin Witzell, Jackie Rudd and Mary Bulso.

II. Call to Order

After the tour the meeting was called to order indoors at 6:48 pm by Tim Aicardi.

Building Committee Members Present:

Tim Aicardi, Mike Ammendolia, Police Chief Dave Kurczy, Don Morin, JP Parnas, Eric Peterson and Linda Thompson

Others Present:

Mary Bulso, OPM, Central Mass Projects, Inc.

Michael McKeon, Kevin Witzell and Jackie Rudd, Kaestle Boos Associates, Inc.

III. Approval of Meeting Minutes – September 11, 2019

MOTION: A motion was made by Mike Ammendolia, seconded by JP Parnas to accept the meeting minutes from September 11, 2019.

DISCUSSION: Mike stated that he didn't ask that the work on the ledge removal be stopped to survey it at the prior meeting; he asked that the specifications be followed. JP mentioned that he had already provided this feedback to Don and that the minutes have been amended. Mike was satisfied with this amendment.

VOTED: Approved as amended on a unanimous vote

IV. Update on Removal of Ledge for Cistern

Kevin Witzell handed out an update from KBA that explained two options that were provided by Tower Construction. One is to stick with the current plan which would require the removal of approximately 470 cubic yards of ledge, costing ~\$113,750. Another option where the pump house would be relocated to the back of the property (opposite end of the cistern) would require less ledge removal (412 cubic yards) but more plumbing, piping, and utilities. Tower listed this option at about \$665 less than option one, but Kevin stated that the option could possibly be reduced by an additional ~6K if existing general fill would be used. KBA stated that the fill does not meet the required specifications and didn't recommend allowing Tower to reuse

it. The Committee was 100% in agreement with this recommendation. Regardless of which option were to be selected, the existing general fill that does not meet the specifications cannot be re-used as the Committee was concerned about possibly adding parking in this area of the campus in the future and the appropriate fill needs to be used.

Tim asked if there was a drain incorporated into the cistern pit to address the groundwater and Kevin said no. Tim expressed concern about the water in the future. Don asked why the pump house was put where it was in the design and Mike said they were trying to keep the space open to align with the long term campus plan and Jackie added that the pump house would have been behind the Comcast shed, out of view. Now that the Comcast shed has been removed, the pump house will now be visible wherever it is placed. JP stated that if the pump house were moved to the back of the property it would look smaller from the street. Don asked KBA if there was any architectural reason why moving the pump house to the back of the cistern presented any issues from their perspective. Mike said that his only concern would be that the property drops off in the back of the lot, but other than that there is no reason why the pump house can't be moved to the back. KBA added that Tower prefers option two as they expressed concerns about the drainage galley being in close proximity to the pump house in option #1 and they were concerned about potentially damaging it. Tower's proposal states that this drainage galley was an unforeseen condition, but KBA showed this on the original drawings so it was not unforeseen.

Mike suggested that if option #2 were easier for the general contractor then the cost should be significantly less than option 1 for it to be considered. He suggested that KBA request that Tower reduce the cost of option 2 to \$90,000 for it to be considered. Don stated that he preferred the location of the pump house at the back of the property as shown in option 2 and that we should consider accepting it even if only a small amount of money were to be saved, as he felt it would allow for more flexibility for campus parking in the future.

MOTION: A motion was made by Mike Ammendolia, seconded by Eric Peterson to accept option #1 at \$113,750 unless KBA is able to negotiate with Tower to reduce the cost of option #2 to \$90,000, which would then be the option to choose.

DISCUSSION: Chief Kurczy suggested that the verbiage about the unforeseen conditions regarding the drainage galley be removed from option #1. KBA agreed. Don stated that requiring a savings of almost \$24K was too much to require selecting option 2, as any savings would be acceptable to him as he preferred the location of the pump house to be at the back of the property.

VOTED: Approved on a majority vote, with Don voting nay

V. KBA Field and Office Support for the Construction Work

Since Joe Cronin had requested that this item be placed on the agenda and he was not present, this item was passed over.

VI. Budget Update

Don gave a quick update on the budget status. As of September 19th, the budget contains approximately \$454K in uncommitted funds to cover contingency, the security system and alternates #2 and #3. This unforeseen ledge will use up about \$114K, leaving about \$340K to cover the remaining items. The Committee will need to manage the budget closely to ensure that everything can be completed without requiring any additional funding. Don asked if someone could review his Excel spreadsheet for accuracy and JP said he hasn't had a chance to do so but would try to look it over before the next meeting.

VII. Items Not Reasonably Anticipated 48 Hours Prior to Meeting

Linda informed the Committee that an invoice was received from Yankee Engineering dated 8/29/2019 for field monitoring services in the amount of \$1200.50, 100% of it coming from the capital expenditure account.

MOTION: A motion was made by Don Morin, seconded by JP Parnas to approve the invoice from Yankee Engineering dated 8/29/19 for field monitoring services in the amount of \$1200.50 with 100% coming from the capital expenditure account.

DISCUSSION: Tim asked if this was part of an original contracted amount and Mary said it was. He asked if a summary of the total spending to date along with the original contracted amount could be brought to the next meeting and Mary said she would do this.

VOTED: Approved on a unanimous vote.

ACTION: Summarize the amount of money spent on field monitoring services to Yankee Engineering compared to the contracted amount. – Mary

Don mentioned that a letter from Arthur Butler was received requesting copies of certified payroll records submitted by Tower Construction in addition to a copy of all applicable complete minimum wage schedules. Mary said that she has all this information and will provide it to Laura St. John-Dupuis to send to the requester within the legally required ten day window. The letter was received on September 19th.

Mike stated that an email was received by John Letourneau inquiring about security equipment for the project. Don explained that the entire Committee received the email and that Joe Cronin agreed to send an email to the requester acknowledging receipt and to explain that KBA is working with its consultants to send the specifications out to contractors on the state bid list.

Chief Kurczy stated that he received a voice mail from the abutter to the Town Hall campus who stated that there was a lot of standing water on his property. KBA stated that it was unacceptable for Tower to pump the ground water onto the neighbor's property and agreed to address it immediately. KBA and Mary will check the

specifications regarding the dewatering plan to see where the water was to be diverted. Chief Kurczy said that he would return the phone call to explain that the water being diverted was temporary and that it would be addressed as soon as possible.

ACTION: Check the specifications regarding the dewatering plan to determine where water is to be diverted. – Kevin/Mary

Jackie informed the Committee that the dedication plaque would take about 6-8 weeks to be made after receipt of the order.

VIII. Next Meeting Date, Time and Agenda

The Committee agreed to post a meeting for Wednesday, September 25th at 6:30pm if additional discussion regarding the location of the pump house is required. Otherwise a meeting will be posted for Tuesday, October 8th at 6:30pm to get a brief tour of the construction site and then to convene indoors to 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 Eric Peterson, seconded by Mike Ammendolia to adjourn the meeting.

DISCUSSION: None

VOTED: Approved on a unanimous vote

The meeting adjourned at 8:18 p.m.

Minutes by Don Morin