

Approved November 12, 2019

Mendon Police Station Building Committee Meeting
Former Taft Public Library
Mendon, MA 01756
Thursday, October 17, 2019
7:00 p.m.

I. Call to Order

The meeting was called to order indoors at 7:03 pm by Joe Cronin.

Building Committee Members Present:

Mike Ammendolia, Joe Cronin, Don Morin, JP Parnas and Linda Thompson

Others Present:

None

II. Approval of Meeting Minutes – October 8, 2019

MOTION: A motion was made by Mike Ammendolia, seconded by JP Parnas to accept the meeting minutes from October 8, 2019.

DISCUSSION: None

VOTED: Approved on a unanimous vote

III. Review of the Update to Board of Selectmen on 10/15

Don updated the Committee on his update to the Board of Selectmen on 10/15. Don explained that he provided an update on the need for the NGrid easement to be signed to replace the pole in the center of the Town Hall campus parking lot with another one about 16 feet closer to the Town Hall. The BOS signed the easement and it was mailed to NGrid the following morning. Don added that a pole hearing will need to be scheduled by the BOS. Mike explained that this is a public hearing where residents can voice their opinions on the new pole location. Don then explained that he provided an update on the construction status, schedule and budget. He informed them that the parking lot paving will likely be pushed to the spring, and that the project will possibly extend into the month of April.

IV. Invoice Approvals; Chair/OPM Spending Approvals, Budget Review

Don informed the Committee that an invoice was received from Kaestle Boos Associates dated 9/30/2019 for construction administration services in the amount of \$5142.86.

MOTION: A motion was made by Don Morin, seconded by JP Parnas to approve the invoice from Kaestle Boos Associates dated 9/30/19 for construction

administration services in the amount of \$5142.86 with 50% coming from the capital expenditure account and 50% from CPA funds.

DISCUSSION: Mike stated that he was very disappointed with the problem with the door that swings the wrong way in the main vestibule of the new addition. Don asked for clarification about this issue and suggested that Mike explain it further when we get to the “items not anticipated” topic on the agenda. Mike agreed.

VOTED: Approved on a majority vote, with Mike voting Nay

Don informed the Committee that an invoice was received from Central Mass Projects dated 10/7/2019 for OPM/Site Rep services in the amount of \$9817.50.

MOTION: A motion was made by Don Morin, seconded by JP Parnas to approve the invoice from Central Mass Projects dated 10/7/19 for OPM/Site Rep services in the amount of \$9817.50 with 50% coming from the capital expenditure account and 50% from CPA funds.

DISCUSSION: Don explained that 100% of this month’s charges were for site rep services and nothing for OPM work. He added that there was less than \$56K left in the OPM budget for the project, prior to paying this invoice. There won’t be enough funds to support this level of service for the rest of the project. Joe added that Mary is aware of this and that the site rep time will be reduced to part time eventually.

VOTED: Approved on a majority vote, with Mike voting Nay

Don informed the Committee that an invoice was received from Yankee Engineering dated 9/30/2019 for field monitoring services in the amount of \$865.

MOTION: A motion was made by Don Morin, seconded by JP Parnas to approve the invoice from Yankee Engineering dated 9/30/19 for field monitoring services in the amount of \$865 with 100% coming from the capital expenditure account.

DISCUSSION: Mike asked if anyone had seen the break results from the grout cubes. Joe suggested that we request copies of the results.

VOTED: Approved on a unanimous vote.

ACTION: Request a copy of the break results from the grout cubes from Yankee Engineering. – Don

Don explained that the revised request for payment from Tower Construction was received with the charge for the existing siding demo removed per last week’s discussion. The new amount requested is \$641,888.32 with \$417,227.41 coming from the capital expenditure account and \$224,660.91 from CPA funds. This request was approved at the October 8th meeting so Joe signed the request for payment.

Don explained that Change Order #5 was also updated with the removal of the existing siding demo per last week’s discussion. Joe signed the revised change order for \$113,750 for the removal of the unforeseen ledge per the Committee approval at the October 8th meeting.

Don informed the Committee that Joe and Mary approved payment of an invoice from Yankee Engineering for \$1960 for field monitoring services for the month of July per their OPM/Chair Spending authority. The invoice came in after the September meeting at Mary's request as it was never received by the Committee.

Don next asked the Committee if it had a chance to review the backup information for the removal of the unforeseen wood siding and trim. The Committee had and agreed that the supporting documentation confirmed the \$6090.82 charge. Don explained that this item will be added to preliminary change order #6, which the Committee reviewed and was okay with at the October 8th meeting. The updated Change Order #6 will now result in a net increase of \$6189.92. The Committee was okay with this revised, proposed change order.

V. Items Not Reasonably Anticipated 48 Hours Prior to Meeting

Mike expressed his concern with door #104 on the drawings as it swings in the direction where it could hit someone at the window to the central dispatch area. Joe added that the door had already been ordered so it would cost money to change at this point in time. The Committee suggested asking KBA and CMP if they could explore potentially using the door elsewhere in the building, perhaps in the second floor fit-out so a door with the appropriate swing could be ordered.

ACTION: Send a request to KBA and CMP to see if door #104 could be used elsewhere in the building so a door with the appropriate swing could be ordered. – Don

Don added that he had spoken with Mary Bulso and Kevin Witzell about not being able to explain the details behind change orders and they mentioned that Peter Gaudreau, construction administrator for KBA will attend future meetings.

Don also added that he saw Andy Fiske at the BOS meeting on Tuesday and that he was still preparing to demo the existing police station when needed. He has reached out to the Town's trash collector (Harvey) about obtaining a quote for dumpsters to support the project. Don informed Andy that the Committee discussed the remaining fill on site and thought it wouldn't be appropriate to ask the GC to leave it for the Town to use in the future. Andy asked if the GC would be willing to bring the fill to his property on Blackstone Street in Mendon. Don said he would ask.

ACTION: Ask KBA and CMP to request that Tower move the remaining fill to Andy Fiske's property in Mendon. – Don

VI. Next Meeting Date, Time and Agenda

The Committee agreed to post a meeting for Tuesday, November 12th at 7:00pm to approve these minutes, to review open action items, to receive updates from the OPM

and architect, and to review and approve invoices and requests for payment. Since it will be too dark for a building tour at 6:30pm, Joe suggested requesting a tour on Saturday morning, November 9th. Don agreed to reach out to Mary to see if this might be possible.

ACTION: Reach out to Mary and ask if a tour of the site could take place on the morning of November 9th.

VII. Adjournment

MOTION: A motion was made by JP Parnas, seconded by Linda Thompson to adjourn the meeting.

DISCUSSION: None

VOTED: Approved on a unanimous vote

The meeting adjourned at 7:50 p.m.

Minutes by Don Morin