

From: Don Morin
Sent: Monday, May 18, 2020 9:35 AM
To: Mary Bulso; Peter Gaudreau; 'David McKinley'
Cc: Joe Cronin; Don Morin
Subject: Timeline of events for granite curbing

Hi All,

I read through the timeline of events that Dave McKinley put together and added the dates for those items where I was able to do so. Others I left blank as I didn't have the exact date it transpired. I hope this helps.

Stay safe!

Don

1. Redesign of the curb on the Town Hall side due to the installation of guy wires by National Grid for the utility pole. Sketches issued.
2. Granite curb began installation on the Town Hall side of the drive opening. – March 25, 2020
3. KBA called out to observe the ledge issue in this area. – March 25, 2020
4. Curb was installed along the roadway in front of the Police Station and old foundation was discovered. – April 6, 2020
5. KBA called out to observe to determine appropriate action. Mary worked out cost to remove the foundation and work proceeded. – April 6, 2020
6. Curb was installed from the front egress door down to the Main Entrance and then out toward parking lot.
7. KBA called after curb installation and told that the Concrete installer had concerns about the grades not meeting ADA code for the walks.
8. KBA discussed several alternative to making the sidewalks conform but each had restrictive issues that could not be overcome. Sketch was issued with grades that would require the resetting of the curbs.
9. Tower provided a COP to remove and reinstall the curbs for the entire distance. – April 27, 2020
10. KBA called out to discuss the placement of the monument and its lighting. At that time, it was noted that the curbs coming away from the building were not set correctly. – April 27, 2020
11. Tower did shots on this curb and determined that it had not been installed correctly. KBA asked Tower to revise the COP to remove this section of curb from the cost as it was not a design error. – April 28, 2020
12. Tower reissued the COP. – April 29, 2020
13. At building committee, it was decided to shoot more curb elevations to verify the installation of the curb parallel to the building. – April 29, 2020
14. The next day, we were informed that the contractor had removed all of the curb so no verification was possible. – April 30, 2020
15. KBA suggested to the building committee that the COP be rejected due to Tower not coordinating the drawings and the committee did so. – May 6, 2020
16. Tower disputes this and has sent a letter disputing this. – May 8, 2020
17. Tower is proceeding with the curb installation on a CCD issued by KBA on the owner's request.

Don Morin, Secretary
Mendon Police Station Building Committee

Sequence of Events for Granite Curbing

April 28, 2019 – Tower Change Order Proposal # 059 from KBA to Town

- \$9693.53 or \$7448.08 cost to remove and reinstall
- Difference is if granite needs to be replaced

April 29, 2020 – Tower Change Order Proposal # 059 Rev 1 from KBA to Town

- Reduced to \$9036.65 and \$7247.12
- Reduction was due to some granite not being installed properly

April 29, 2020 – Mendon Police Station Building Committee meeting

- KBA presents COP # 059 Rev 1 and explains the issue
- Action assigned for Mary, Dave M, Eric P. and Patrick (Tower) to meet on 4/30 to measure the elevations and align on what parts of the granite were not installed properly. Pete G. also mentioned potential veining in the curbing that is not allowed.
- Belief is that the proposal amount can possibly be reduced. KBA will work on this and present back to the Building Committee on May 6th.

April 30, 2020 – Sub Contractor removes granite curbing first thing in the morning, in the rain, then leaves for the day.

- Team is unable to measure the elevations to determine what portion of granite was installed improperly

May 6, 2020 – Mendon Police Station Building Committee meeting

- KBA presents RCOP # 059 Rev 1 rejecting the proposal due to lack of coordination by GC

May 7, 2020 – KBA issues RCOP # 059 and CCD # 004 to proceed with work with extra time with money to be worked out in the future

May 8, 2020 – Tower sends written response to KBA (cc's Town and OPM) to CCD #004

May 13, 2020 – Mendon Police Station Building Committee meeting

- KBA reports that they are working with Tower to come to an agreement on how to resolve the curbing issue in conjunction with the issue involving soils testing performed by Yankee.
- KBA will provide an update to the Building Committee when they resolve this issue with Tower.

KAESTLE BOOS
associates, inc

May 18, 2020

Mr. Patrick Fitzgerald
Tower Construction Corp
10 Southern Industrial Drive
Cranston, RI 02921

Re: Mendon Police Department

Dear Mr. Fitzgerald,

I am writing in response to your letter addressed to me on May 8, 2020 regarding CCD No. 004, COP No. 59 Rev 1 and RFI No. 108.

KBA acknowledges the fact that the grades shown on the plan at the bottom of curb outside both the front door and the egress door of the meeting room were low and that by setting the curb to these elevations, the slopes would be too steep.

Coordination of site grading is necessary and, to a large extent successfully completed by Tower for the Sally Port FFE ASI. KBA responded with revised grades to address the issue prior to the work being done. KBA did not have the same opportunity to correct the grades at the front walk prior to the installation. In this case, the granite curbs were installed prior to coordination taking place between the concrete walk installer and the granite curb installer to ensure that the final grades would meet code.

KBA developed solutions to maintain the curbs as installed, but due to different variables, the only acceptable solution was to elevate them. A revised sketch was issued that showed the curbs elevated with the slope from the doors to the sidewalk as well as the slope at the HCP access ramp from the parking in compliance with Code.

At this point, KBA believes that the basis for the COP is legitimate, but that the amount proposed by Tower for this work is not justified. COP No. 59 as originally proposed totaled \$7,448.08. After the discovery that half of the curbs in question had been set incorrectly by the contractor, the COP No. 59 was revised to \$7,247.12 or a difference of only \$200.96. KBA requests a more reasonable estimate of the work needed to be preformed prior to agreeing to this COP.

If there are any further questions or comments, please feel free to contact me.

Very truly yours,

David McKinley

David McKinley
Landscape Architect

KAESTLE BOOS ASSOCIATES, INC.

Cc: Mary Bulso CMP

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From: Peter Gaudreau [mailto:pgaudreau@kba-architects.com]
Sent: Monday, May 18, 2020 11:00 AM
To: Don Morin; Joe Cronin
Cc: Mary Bulso; David McKinley
Subject: Mendon PS - Tossed Field Stone Wall

Don,

See below.

As Tower has indicated and KBA Landscape Architect Agrees the "Tossed Field Stone Wall" was installed per the Contract Documents.

Pete

From: Patrick Fitzgerald <pat@towerconstructioncorp.com>
Sent: Thursday, May 14, 2020 8:13 AM
To: Peter Gaudreau <pgaudreau@kba-architects.com>
Cc: Mary Bulso <mbulso@cmassprojects.com>; Don Morin <DMorin@mendonma.gov>; Mike Saccoccio <mikes@towerconstructioncorp.com>
Subject: Retaining Wall Mendon Police

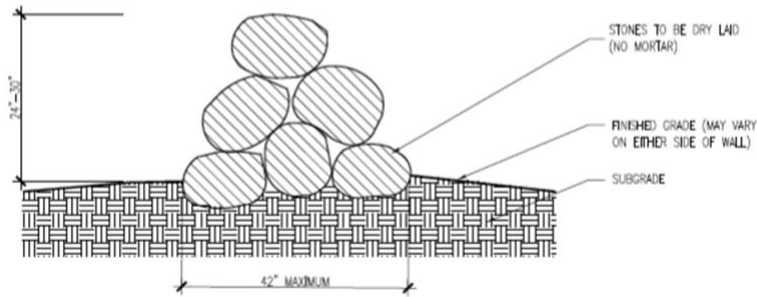
Pete

See link attached <https://photos.app.goo.gl/mzPZmUaZRYN8GMD78> For the photos of the wall we constructed.

We feel the wall being constructed is an accurate representation of what is on the project documents. We cannot make it look like Shelly wall as someone requested.

Mike did note that while KBA was on site, Dave McKinley he thought the wall looked good while we were in progress of construction.

The detail shows the construction of the wall with EXISTING stones and that is what we constructed. Please, its very important to note that we didn't purchase stones, we are using the stones that are on site.




7 **'TOSSED' FIELD STONE WALL**
SCALE: N.T.S.

If there are issues, please advise immediately.

Patrick Fitzgerald
Vice President



Tower Construction Corp.
10 Southern Industrial Drive,
Cranston, RI 02921
P. 401-943-0110
M. 508-930-1641
pat@towerconstructioncorp.com

 **AIA** Document G714™ – 2017**Construction Change Directive**

PROJECT: *(name and address)*
Mendon Police Station
22 Main Street
Mendon, MA 01756

CONTRACT INFORMATION:
Contract For: Addition and Renovation
Date: 01/30/19

CGD INFORMATION:
Directive Number: 005
Date: 05/18/20

OWNER: *(name and address)*
Town of Mendon
20 Main Street
Mendon, MA 01756

ARCHITECT: *(name and address)*
Kaestle Boos Associates, Inc.
16 Chestnut Street, Suite 301
Foxborough, MA 02035

CONTRACTOR: *(name and address)*
Tower Construction Corporation
10 Southern Industrial Drive
Cranston, RI 02921

The Contractor is hereby directed to make the following change(s) in this Contract:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

Per COP 58 rev. 1: This change proposal includes the costs from the Genral Contractor (as outlined in CP 58 dated April 29, 2020) and general conditions only as defined resulting from the verbal direction of proceeding with the construction of the Building Interior.

Based on the revised information issued May 18, 2020, the Building Interior portion of the project that will continue. This proposal timeline is to June 19, 2020 (23 Working Days).

The 5/18/2020 COVID-19 Safety Standards Guidelines shall be followed.

PROPOSED ADJUSTMENTS

- The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:
 - Lump Sum increase of \$0.00
 - Unit Price of \$ per C
 - Cost, as defined below, plus the following fee:
(Insert a definition of, or method for determining, cost)
 - As follows: Additional Time with ownership of the costs to be determined later.
- The Contract Time is proposed to increase. The proposed adjustment, if any, is 23 Days.

NOTE: The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.