

**PUBLIC SAFETY BUILDING COMMITTEE**  
**MEETING MINUTES**  
**Room 124 Town Hall**  
**January 9, 2018**

Present: Brian Humes, Al Calgano, Jack Hathaway, George Cronin ,Chief Stone, Bob Bullock, Matt Haffner, Susan Jacobson

**Updates**

Brian discusses how progress on the building has been slow, walls still haven't been installed. He is concerned with how BC is executing the work, getting carried away with site work, and that he will continue to find excuses. Wall panels have been on-site since October, which BC wanted, but has not yet installed. Brian raises concerns with the fact that they are still receiving submittals from BC, which should have been submitted and approved a long time ago.

**Contract Summary Sheet**

Brian has distributed the handout, and reviews its items. Police Headquarters has 5 change orders, and the MECC has 3 change orders. Total contract is \$7,729,894.56.

Police Change Order 22R - Prepping concrete and plumbing trench from drains to sally port.

Police Change Order 23 - Approves amount of \$33,253.66.

Police Change Order 24 - Site work for water line.

Police Change Order 25R - Bringing in gas line/meter.

Police Change Order 26 - Cut and set plywood forms for generator trench.

Police Change Order 27 - Dimensional revisions for the elevator.

Police Change Order 28 - Cost for purchase price of precast sills for the mason contractor.

Application for payment for this month includes payment on 22R, 23, 24, 25R and 26.

Jack makes a motion to approve the change orders 22R, 23, 24, 25R 26, 27 and 28, in the amount of \$76,044.12. Chief Stone seconds the motion. All are in favor.

Later in the meeting, Chief asks about total change order cost, and where the project stands.

Brian explains that the handout he provided shows current overages. Previous numbers indicated that they were \$1M over budget, but when new bids came in under \$1M, they thought the problem was solved. They are now finding that there are many things BC and Griffin have not included, which has raised costs back to where the professional cost estimate was prior to bidding, creating a hardship on the budget.

**Letter- Bids for Integrated Technology Scope of Work**

Brian discusses the letter of recommendation for the IT bids, which were received on December 19th. They received 2 bids, Signet Electronic Systems and Lantell Communications. The bid was broken into a base bid and an alternate (work associated with the MECC). Signet's base bid came in at \$343,750, with an alternate of \$236,020. Lantel came in at \$462,773, with an alternate of \$269,789. Gary Primo wants to review this further, and Brian suggests that all parties review the spec. Brian says that his history with Signet has been excellent, and he discusses similar Police projects they are working on. They plan on using the listed manufacturers on the spec. Brian talks about how the price of cabling is included with the IT scope, due to the Addendum No.1 with Griffin Electric. Brian talks about the costs of IT and Site

Work, and how the change orders have affected the cost overages so far. Jack mentions how Todd, the Towns Finance Director, is trying to get a better picture on where the project stands, what the Town has to do to recover, and when to move forward comfortably with the Fire Department Building. Matt and Todd are working on an itemised budget report on everything. Brian points out that if the Town elects Signet, that it is not a sub-contractor to BC, and that they are working directly with the Town. Brian recommends that the Committee take action, so that they can get the ball rolling on this portion of the project. Jack makes a motion to award Signet Electronic in the amount of \$343,750, Chief Stone seconds the motion. All are in favor. Brian summarizes what is included in Signets cost - Wiring and equipment for CCTV/Audio, Access Control (card readers/software) Interview Room Recording Systems, Intercoms, Cell Checks, and Telephone and Data Cabling through building, Head End Equipment. Matt mentions that rather than the Town owning this portion of the project, that they hire Signet, and that any issues they have down the line Signet would own. Brian talks about how Signet's integration is important to have, so that your systems work together. Brian says he will draft a contract.

### **Rock Excavation**

Brian says that a new bid for rock excavation came in January 8th. Bay State Blasting was the low bidder, coming in at \$74,000, which includes the pre-blast surveys, controlled blasting, post-blast survey, and getting the rock down to the proper elevation. Brian has not contacted them yet, but they have acknowledged the addendums, and are comfortable with the scope. The rock blasting and excavation will be done with assistance from the Town. The Town will provide an operator and excavator. The blaster is not responsible for removal of rock from the site. Matt discusses that G. Lopes will be removing all rock from the site. Brian mentions the additional bid for \$168, and how they must have missed the notes about removal. Bob says that based on all the rock there, he thinks under \$100k is a good deal. Bob makes a motion to enter a contract with BayState Blasting for \$74,000 to do all the blasting at 117 Main Street pending the architects approval. George seconds Bob's motion, and all parties are in favor. Brian will review and provide a contract. Brian mentions that weather doesn't affect blasting, so they should be able to start soon.

### **Application No. 7**

BC Construction has submitted Application No. 7, through January 8, 2018 in an amount not to exceed \$322,806.67. Jack moves to approve the amount. Brian mentions that this number represents 26% of the contract value, and that 7 months into the project, they are at that percent out of a 12 month contract. Chief Stone seconds the motion, all are in favor.

### **Roofing Panels**

Jack says that the Town Council has sent a letter to mediate the issue. Brian was hoping this wouldn't get to mediation, that typically it turns to a 50/50 situation, and this impacts the project.

### **Second Floor Beams**

Brian discusses how on the second floor, there are beams in place to provide windows. The steel that is installed has created window frames, but due to the span in the steel, there is a sag in the window frames. The light-gauge framing that goes into that wall will stiffen up the window frames to keep them straight. Mike is concerned that this is not the case, and that the stress on

the angles would be too much for the light-gauge framing. The structural engineer needs to see if they can stiffen the frames prior to the metal studs being installed. AI mentioned that the SE has been on-site, has taken information on this issue, and is working to come up with a solution. Bob asks to see the pictures of the insulation that goes down to the footing, and AI agrees to send them. Bob asks for the daily logs as well, and AI will send them via email.

### **Meeting Frequency**

Brian says that being out weekly, they are unable to support the project. Matt mentions how there have been people looking for direction, and there have been delays in the project that he feels are directly related to Brian not being available/on-site on a weekly basis. Matt explains that this is part of the contract, and that they are not meeting our expectation. Brian understands what the contract says, but feels that they have given the project a high standard of care, well beyond the scope of work.

### **Issues with RFI's and Project Management**

Bob mentions that Andrew Whitehouse should actually visit the site, so he has a better understanding of the project. Brian says that there isn't much to see. Matt asks if Andrew is a licensed architect, and that he does all the RFI's. Brian says he is not an architect, and that the RFI's are submitted under his supervision. Bob says it could be helpful for him to see the site, and that the reviews are taking a lot of time, and that 2-3 weeks time can have a heavy impact on project timing. Matt mentions that Brian elected to have the steel contractor design the stairs, and that Brian could have designed them, and had he designed them, it wouldn't have been a problem. Brian says that if he did a lot of this project himself, there would be less of a problem, but he is not contracted to build a building or take care of Mike's design responsibility. Brian says that this is very common, and with every project it is never a problem. Brian says that the sub-contractor is not fully versed in what they are supposed to be doing, and that CDR has taken on the responsibility because they have had to review it 5 times, despite their contract limiting them to 2 reviews. The sub-contractor had a responsibility, and their sub-contractor should have been experienced enough to take on that responsibility. They submitted stair designs that are not code-compliant, they rejected these drawings 5 times, and now have a final drawing that is accepted.

### **CDR Extension**

Jack mentions that CDR has presented an extension, and that he needs to discuss this with George and Jim Lehan.

Committee agrees to meet in 4 weeks, February 13th, 2019, at 4:00pm.

George Cronin made a motion to adjourn, all were in favor.

Respectfully Submitted,

Stephanie Ackley

