

Town of Plymouth
BUILDING COMMITTEE MEETING
May 4, 2023

The Vice Chair, David Malaguti called the Building Committee meeting to order at 6:30 P.M. Members present were, Luis Pizano, Thomas Fugazzi, Tom Finnegan, Tim Grandy and Megan Marble, and the Chairman, David Peck who arrived late.

Members Absent: Eugene Blanchard, and Robert Morgan.

Staff in attendance included: Neil Foley, Fire Chief; Christina Renaud, Schools; Sandy Strassel, Procurement Officer; Jackie Tobin, Administrative Assistant.

Guest in attendance: Rick Pomroy, Pomroy Associates.

*Disclosure: These minutes are not verbatim – they are the secretary’s interpretation of what took place at the meeting. – Open Meeting Law, G.L. c. 30A § 22.
All materials presented during this meeting are available in the Procurement Office.
Administrative Business – May include topics not reasonably anticipated by the Chair 48 hours in advance of the meeting.*

Review and Approve Minutes

- April 6, 2023, meeting minutes review. Motioned to approve by Thomas Fugazzi, 2nd Tim Grandy. Unanimous approval.

Schools:

Christina Renaud (CR): Filtering through the remaining items to purchase, possibly two scope adds. One is from Railings to anchor points in all but one location. The second is, we would like to add a tilt ladder at West Elementary.

No real update on the grant application. We should know in about a week and a half if there are any questions we will need to respond to. If they do it is a quick turnaround of about three days. Sometime in late June we will know if we are awarded anything from the grant.

Tom Fugazzi (TFug): Would MSBA be a source to supplement the grant?

CR: Unfortunately, no. MSBA does not allow you to mix federal and state grants together.

Luis Pizano (LP): This grant is specific to South Elementary?

CR: Yes, South Elementary.

LP: Do we have a start date for the roof?

CR: June 20th crews will start at Indian Brook and West. August 1st-8th the crews will move on to Federal Furnace. The Greenwood Invoices are for the buying and storing of products, we have received proof of

this. As we move forward, we will typically see four invoices because Indian Brook has the solo roofing and the pod separately.

Invoices submitted for approval:

Vendor	Invoice Number	Amount	Approvals
Colliers	0000834222	\$1,108.03	Tim Grandy motioned to approve, Tom Fugazzi 2 nd the motion, unanimous approval
Greenwood Industries Inc.	West Elementary	\$2000,151.27	Tom Fugazzi motioned to approve, Luis Pizano 2 nd the motion, unanimous approval.
	Indian Brook Annex	\$60,787.64	
	Indian Brook Elementary	\$176,272.25	The board voted for all Greenwood Industries Inc. invoices together.
	Federal Furnace	\$201,090.53	

Fire Station Updates:

(Update packet provided)

Station No. 5 Bid Report

Rick Pomroy (RP): On the 12th of April we received two GC bids. Seaver and Delphi were both very interested. The bids were very close together, about one and a quarter percent difference. The benefit here is that Seaver has been through the process of working with a functioning fire station. We did another DCAMM check on Seaver and not much changed their rating increased a point. It would be the same project manager, but he will be getting some assistance with a new superintendent on the job. We have not seen that person’s resume yet.

Filed Sub bids, some DCAMM reviews were done but for the most part we are very familiar with Commercial Masonry, L&L, and Capeway Roofing. No red flags came up with any of them. Greenfield glass the rating was a little lower than the norm, but we didn’t see any issues.

Our recommendation to the Town is that we move forward with Seaver. Provided in the packet is the original estimated hard cost from August 12, 2021, it was \$8,001,722.00. Seaver’s number is \$72,278 higher, I consider that a success considering what we have been seeing over the last couple of years. We are at the point where we need to get a notice of intent out.

Sandy Strassel (SS): I will get that out tomorrow (5/5).

RP: I would like to have Seaver under contract by the 19th of this month (May).

David Peck (DP): With the green light what is the estimated project completion?

RP: I believe it was a 14-month construction schedule because of the phasing. We need about a month of mobilization. Assuming we start in July, August of next year. I will get a schedule for you going forward.

TFug: The land is all set, meaning the purchase?

Neil Foley (NF): The purchase and sale went through; we have the recorded deed. It's our land.

RP: Septic must go in, the road needs to be prepared, drainage, and we have a fuel depot that needs to be moved. We have looked at some ways that would allow us to jump the phasing. One of the components that we can't jump is the living quarters. Once we are done with Station No.2, we will be able to move the living quarters over. Because we have more land here and have been through the process once already, if we can change the phasing a bit to minimize disruption to the department, we would like to be able to propose that.

TFug: We have a better site contractor this time, right?

RP: Yes, RJ Roy. They were our site contractor at Station No. 7.

TFug: I'll make a motion that we recommend Seaver for Station No. 5 renovation.

LP: I'll 2nd the motion.

DP: Unanimous approval for Seaver.

RP: We talked about the next steps. The notice to award will go out tomorrow. The contractor will work on the contract, insurance certificates, and bonds. I'd really like to see a notice to proceed go out two weeks from tomorrow, I think it's very doable.

We did assign Neil Provo as the on-site manager, who has been with us for 15 years. He worked with us at Brewster Fire Station, and he just finished the Sandwich Center for Active Living. He will be at the site full-time.

Budget update: (included in packet), Based upon the award to Seaver it has been adjusted to \$8,074,000.00. The off-site improvement/lease agreement we carried was estimated at \$100,000, the final cost was \$78,000 so we have \$22,000 to adjust. Architect & Engineer was less than budgeted by \$15,222.20. Our bill (Pomroy) was slightly higher by \$5922.51. We didn't use a third-party estimator, crediting back \$10,000. Net adjustment to the final project contingency is \$935,368.86 which is about 12% of the hard cost. This does not include any ARPA.

Station No. 2- Phase II

RP: Apparatus bays are nearly completed, getting ready to paint. The only thing left in there to do is grind and refinish the floors. Masonry hit it hard this week they are up to about 50% on the second floor as of today. Roof trusses, we are looking at the end of May. Metal stairs will also be in at the end of May. Looking to be weather tight mid-June. Things are really starting to move with overlapping now that Commercial Masonry will be working on the outside. They have started to repoint the existing building. The biggest issue that I foresee is coming up, removing, and replacing the apparatus bays on both sides and installing the tight tank on the east side. Up to this point we have been able to shift back and forth but starting soon it will be impacting one side for a period. The schedule remains mid-December, we would like to see things pick up a bit.

Change order #5, we eliminated a bunk room and turned it into a day room. Additional power and data in Watch Room 102 and office 103, we are considering that a design issue. Exhaust for ductwork for the drying cabinets. Some septic system changes from adding the filter fabric and venting. Electrical upgrades on the overhead doors, the stop/go feature was not included in the original design. Another design issue, the original plan did not consider the trees that would need to be removed for the installation of the emergency generator.

For the Water Line extension, before we do the work, we are going to try one last thing. We are going to swap out the meter to see if it helps with flow, because that is the issue. We originally had a two-inch meter at the station, the Water Department directed us to change to an inch and a half meter, resulting in complaints about flow. We are going to go back and reinstall a two-inch meter to see if the problem resolves. If it does not, we will have to go back and do the loop. The loop to Carver Road will help the whole system. Originally the Water Department had asked that we install the loop in the design but last fall after they saw the number, they told us not to do it. We haven't lost any traction we are just going back and forth with it.

NF: I did speak to Sheila about it, she is going to revisit this as well. We had them scoped before, correct?

RP: No, I don't know what you mean.

NF: Did we send a camera down through the water line to make sure that there wasn't anything.

RP: We would have to shut everything down. There was testing done, the Towns inspector was there. I don't know if anything was ever scoped. We have the money available to go back and do it. It was initiated very early on; the fee was provided to us back in phase one. Between the Water Department and JB, they told us not to worry about it. We are at the point now where we need to decide. We questioned it when they brought us the one-and-a-half-inch meter, we explained that we had a two-inch, but they said no.

NF: Yes, Sheila wants to run it through a couple scenario herself. Swapping out the meter is one of them, checking the gates again. The pipe that they use typically has knockouts to keep debris from getting in the lines, sometimes they don't come out all the way or they are double sleeved. Sheila is investigating all the possibilities.

RP: In the Mechanic's bathroom they have had clogging and back-ups over the years. We were asked to scope it out and we found a pretty good dip in the existing line. It's under the slab in the bay so this is something that has been there since the station was built. Seeing 2/3 of it holding water. My understanding is the back up is not at that location but further down. We were given a quote to open it up about 25 feet to re-pitch the pipe, the issue being the 12-inch concrete slab. A good amount of work will be involved in getting to it. Cost \$7,600.

Tim Grandy (TG): Has someone come in multiple times to clear the line in the past?

NF: I don't know how many times, but we have had to unblock it further down in the past. We hadn't scoped the line. We brought in a drain company, and they cleared the line. My thought is, we are remodeling the station, we've identified the issue. If we found this during construction, we would have repaired it.

RP: We won't be replacing the whole line. It will be the beginning to the end of the sag about 20 feet of the line, approximately.

DP: A worry is, the 12-inch slab will it create weakness?

TFug: My concern is the patch in the floor, how smooth will it be for the guys going over it?

TG: Is the floor going to be diamond ground and smoothed?

RP: I want to see if the floor in the mechanic's bay was included in the quote. The theory was, when this went out to bid the Mechanic's Bay would be moving to the DPW facility.

NF: We already have a patch existing on that floor because we had a hydraulic break, I believe the solution was the flowable fill.

DP: This is the time to do it, we now know it's a problem waiting to happen. It's the feeling of the committee that when it is presented next month it will be approved.

RP: We also have some finish upgrades. During the original design a color scheme was chosen.

NF: Some of the materials have been discontinued from stalk order and added to the upcharge. Alternates didn't showcase the building.

RP: We think the number will be less than the quote. We will have that for you next month. Next, is IPS quotes for the Extractor and Gear Dryer for \$25,510. Then we have the Compressor and the fill stations for \$69,852. The third IPS quote is for a rack for the cylinders for \$5,522.12. Some of the equipment has changed and been updated since we equipped Station No. 7. We carried \$80,000 for this but now it is coming in at just over \$100,000 so it's a hit to our budget. We have the money in the budget to afford it.

NF: Everything has gone up in price. We have also had some manufacturers go out of business.

DP: We will vote once the invoices come in, thank you for the updates.

RP: We are hitting the Contingency by \$20,319.65 for CO#5, the alerting system, and the Air Decon. The ending contingency is \$719,933.61.

Station No. 4 Update

RP: Really no update at this point. Mark's office is doing a little early planning on the property. We have a little money left on our first phase which was feasibility at our three stations. Once we realized Station

No. 4 was not going to work in its existing location, we stopped all work on it. We have a balance there for some design money. With the Committee's approval we will use that to do some early planning for the new site.

TFug: Neil is the plan to go back to fall Town Meeting for design?

NF: Yes, the plan is to go to fall Town Meeting for design money. We will then go to a later meeting to request the funds for the building itself.

Station No. 1

NF: Nothing too new. I had a conversation with the owner of 135 Sandwich Rd., the Gaynor office building. They were able to give me a plot plan for 135-139, I don't know if there is enough room there to do any sort of build. Possibly a sub-station but I don't think it will work for Headquarters.

Departmental Study

NF: The study is completed; a presentation was given at the Select Board Meeting. An interesting part of the study is station locations, they have red circles which represent lack of coverage. If we wanted to meet national standards, I think we would need an additional six stations. That is the challenge of Plymouth, it's growing. In the future it's very likely that station No. 8 will be nearing. Looking at Station No. 1, maybe it will become a sub-station and the new station will become headquarters further down the Long Pond Road area or south. I don't see a Station No.1 remodel for headquarters as a viable option. I think the study is a good road map. Maybe in the future support for additional manpower and apparatus so we can double up at stations rather than the cost of additional stations.

David Malaguti (DM): How many stations are still three-person crews?

NF: Six. The dispatch center is going to be consolidating with the police dispatch center. All operations will go over to the Sheriff's Department. That will free up some firefighters to put in staff at station No. 3.

DM: Are NFPA standards still recommending four-person stations?

NF: Not stations. They are recommending four-person apparatus, four person companies. That is for our type of environment. In more urban areas it's higher.

Invoices and Change Order submitted for approval:

Vendor	Invoice Number	Amount	Approvals
Saccoccio & Associates	21002-23	\$40,868.77	David Malaguti motioned to approve, Tom Fugazzi 2 nd the motion, unanimous approval.
Pomroy Associates	PFDSR-023	\$23,865.00	David Malaguti motioned to approve, Tom Fugazzi 2 nd the motion, unanimous approval.
	0222338	\$990.00	

Briggs Engineering & Testing	0222579	\$4,427.75	David Malaguti motioned to approve, Luis Pizano 2 nd the motion, unanimous approval. The board voted for all Briggs Engineering & Testing invoices together.
	0222788	\$3,422.50	
	0222988	\$2,308.00	
	022316	\$1,772.00	
L.W. Bills Company	1209	\$6,038.25	Tim Grandy motioned to approve, Tom Fugazzi 2 nd the motion, unanimous approval.
Seaver Construction, Inc.	CO#5	\$21,966.29	Tim Grandy motioned to approve, Tom Fugazzi 2 nd the motion, unanimous approval.
	Application No. 9	\$303,535.00	David Malaguti motioned to approve, Tom Fugazzi 2 nd the motion, unanimous approval.

Miscellaneous:

Committee member renewals, the forms are online or in person. Both Dave Malaguti and Tom Fugazzi are planning to return.

Next Meeting June 8, 2023, at 6:30 pm

Adjourn 8:06 P.M.

Respectfully Submitted,

Jackie Tobin

Administrative Assistant – Procurement