

Dedham ECEC – SBRC Meeting – November 27th, 2018

In Attendance: Dave Roberts, John Tocci, Steve Bilafer, Mary Ellen McDonough, Brendan Keogh, Ron Hathaway

Absent: Mayanne Briggs

Also Present:

From CMS – Kevin Griffin; From KBA/RDA –Mike Williams, Dan Bradford; From Town of Dedham – Superintendent Mike Welch, Principal Kim Taylor; From HV Collins – Patrick Collins, Steve Pratt.

The meeting was called to order at 7:05 PM.

Dave Robert's asked for public comment and seeing none, moved on to reviewing the invoices and meeting minutes. The October 22nd Meeting Minutes were approved as amended A motion was made by John Tocci and Seconded by Brendan Keogh. Passed 5-0 With Ron Hathaway Abstaining. The November 5th Meeting Minutes were approved as amended a motion was made by Brendan Keogh and Seconded by John Tocci. Passed 6-0.

Dave Roberts asked for an update on the phase 2 construction project. Kevin Griffin stated that the stamped asphalt was going in on Rt 109 today and would continue over the next few days. The concrete sidewalks on site are continuing but have been held up by the rain. C wing is nearing completion and the above ceiling punch list was started. Monday the RTU #2 for C wing is scheduled to be started and that will provide permanent heat for C wing and will allow for air testing and balancing. The power was delayed from the last update we provided due to a battery box on the power pole that had to get moved. Brendan Keough asked how Eversource didn't know this was there? Kevin Griffin replied that we asked the same question. Steve Bilafer asked if this moved everything out two weeks? Steve Pratt replied yes but he was going to try and compress those events to get some time back. Kevin Griffin explained that the RTU's will start from building C to B to A building. Brendan Keough asked how the project is over-all for the scheduled completion date? Kevin Griffin replied that the project is behind schedule and Collins is pushing hard to meet the 12-21-18 date but that we do not think it's possible for them to meet that date. Kevin added that Buildings B and C should be very close to completion but building A will not be. Also, with the weather limiting concrete placements and the final paving still hasn't gone in so they will be late, but Collins has not officially asked for a time extension yet. Kevin Griffin stated that they have asked HV Collins to prove a new schedule showing when they would actually finish. Hopefully that will be available for our next meeting. Kevin stated that Collins was informed that a hard stop date for them would be the February break time line. Steve Pratt explained that they would be building the schedule to show the training, startup and punch list and will be sending it out shortly. Ron Hathaway asked if the towns move in date and furniture delivery will be on the schedule and Steve replied yes.

Steve Bilafer stated that this building is a 50 plus year building and we need to do it right so let's take the time we need to do that. Kevin Griffin added that Collins to date has yet to sacrifice quality over schedule. Also, the only real unknown at this point is the window issue, Collins did hire an expert to come in and do some testing. Ron Hathaway asked what items do you see as issues that relate to weather and not being able to complete work? Steve Pratt replied paving and sidewalks. Steve Bilafer asked if the cold effects the concrete? Steve Pratt replied it does but that they are adding chemicals to the concrete to help offset that reaction.

Dave Roberts asked CMS to put together a synopsis of what factors have played into the delays for instance the issue with the soils at the beginning of the project and the high level of rain this fall. Kevin Griffin replied he would work on that.

Dave Roberts asked if the commissioning agent would have any issues with delayed opening? Kevin Griffin Replied that he would coordinate that with them, but it should not be a problem.

Dave Roberts asked for a window update. Patrick Collins stated that they hired a window testing/forensic companies Intertek. Their expert came out and worked with GLRA to help identify the specific issue with the windows, they were quickly able to zero in on the window sill condition and were able to isolate the sill and test it. We needed this report to push the window installer to correct their work. The window company has now come to the site to review the issues and the report, we think we have a plan to move forward that we should be able to submit shortly. John Tocci asked what the turn around time will be for this proposed solution? Patrick Collins replied we asked for this before the end of the week. Steve Bilafer asked how invasive this fix will be? Patrick said they will be working from the inside but will require some rework. Dave Roberts asked if the proposed solution could be presented by the next meeting. Ron Hathaway asked if there is any anticipated cost for this work? Patrick Collins replied that they do not anticipate any costs for this work but do think the window company will want to get paid. Kevin Griffin added that this will be a no cost item for the owner.

Dave Roberts asked if CMS could review the monies left for GLRA will we go over on their line item. Kevin Griffin Replied that he would review it but does think we will go over on the estimated cost for them. Also, their contract is time and material and the thirty thousand estimated was just a projection not actual costs.

Dave Roberts asked for an offsite update. Kevin Griffin replied that the offsite work was nearing completion and the plantings should be done by the middle of December.

Dave Roberts asked for an update on CCD's, PCO's or CO's. Mike Williams asked for approval of the cost of the dedication plaque in the amount of \$3,300.00 this cost is furnished and installed. Motion made by Steve Bilafer for the approval of furnishing and installing the dedication plaque and seconded by John Tocci. Passed 6-0. Mike Williams briefed the committee on some additional costs for millwork in the lobby to add a few details. Mike Williams also discussed that some costs for the door security system would be needed due to an issue with the overlapping specification sections and missed scope to complete the door system. Dave Roberts informed the committee that Kevin Griffin had sent him an email from Don Langenhorst requesting a change to a piece of equipment in the IT closet for around \$1,100.00 plus or minus. Ron Hathaway asked if we had an order of magnitude for the door change? Was it going to be \$5,000 or \$50,000? Kevin Griffin and Mike Williams said they did not know but expected the cost to be under \$50,000.00. Ron Hathaway asked how we could not own any of the scope for the programming? Mike Williams stated that is was an omission between his door/security consultant and his security consultant. Each thought the other had the scope covered but neither ended up having it. Although, there would have been an increase in the construction cost at the time of bidding had it been captured, the committee is concerned that doing this work as a change order is an increased cost to get it done. John Tocci echoed the concerns of Ron Hathaway for how this could have been missed.

Dave Roberts asked for an update on the Technology package. Kevin Griffin stated that the technology package for the project was selected off the state bid list and that we were able to select the towns preferred vendor "CCS" to do the work for just north of \$110,000 our budget was for \$240,000. A motion to award the technology package to CCS for \$110,967 was made by Ron Hathaway and Seconded by John Tocci. Passed 6-0

A Joint Meeting with the SBRC and School Committee will be 12/11/18 at 7:00 at the Avery school to hear the presentation by SMMA about the update to the master plan.

Brendan Keough asked if he could have permission from this board to seek out how much it would cost to engrave pavers at the new school to sell and donate the money back to the schools? There were no objections from the SBRC members in seeking out costs but would need to go in front of the SBRC and SC for final approval. Steve Pratt stated he knew of a company that you can send the pavers to that will engrave them but didn't know of anyone who did them onsite. Kevin Griffin added that most of the pavers have been installed already.

Mike Welch asked KBA to confirm that the door programming would be a one-time task, or would facilities have to do this every year? Mike Williams confirmed that this level of programming is just a one-time ordeal. All other programming is simple key card stuff that is already being done.

Motion to adjourn made by Ron Hathaway and seconded by Steve Bilafer.

Next meeting December 3rd, 2018.

The meeting was adjourned 8:10 PM