

Town of Plymouth
BUILDING COMMITTEE MEETING
January 12, 2023

The Chairman, David Peck (via Zoom) called the Building Committee meeting to order at 6:30 P.M. Members present were Thomas Fugazzi, Eugene Blanchard, Tim Grandy, Tom Finnegan, Robert Morgan, Megan Marble, and Luis Pizano.

Members Absent: David Malaguti, Vice Chairman

Staff in attendance included: Christina Renaud, Facilities Director-Plymouth Public Schools; Neil Foley, Fire Chief; Sandy Strassel, Procurement Officer

Guests in attendance included: Rick Pomroy, Pomroy Associates; Adam Dalessio, Colliers Project Leaders; Yugon Kim, TSKP

<p><i>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.</i></p> <p><i>All materials presented during this meeting are available in the Procurement Office.</i></p> <p><i>Administrative Business – May include topics not reasonably anticipated by the Chair 48 hours in advance of the meeting.</i></p>

Review and Approve Minutes

December 8, 2022. Motion made by Tim Grandy (TG), Seconded by Luis Pizano (LP), unanimous approval.

Fire Station Updates

(Update packet provided)

Station No 2- Phase II

Rick Pomroy (RP): There have been a couple of contractor issues on the job site over the past couple weeks. The coordination between 2 of the contractors became a risk because the underground plumbing became compromised due to the back-fill operation and failure to protect the installed materials. The installation of underground plumbing was installed and approved, but when it came to backfilling the site contractor and plumber couldn’t agree on who was responsible for the work. The material that was installed wasn’t protected property, and there was a period of heavy rainfall which created undermining of the material, then we were hit with a hard frost. As they started working through it, Pomroy Associates directed the contractor to remove all the material and reinspect the piping. They agreed to that a couple Fridays ago, but on the following Tuesday – Monday was a holiday – they continued to fill and scheduled their pour. They were told they were continuing at their own risk, and they accepted that risk. As this was going on, it got to the State inspector’s attention, who contacted the local inspector, whom we met with. There was concern about the plumbing work that had been done, as well as an existing oil/water separator that was in the way of the foundations and was removed. The contractor brought in a temporary unit but the plumbing contractor wasn’t involved with this, so it wasn’t inspected and was backfilled. The plumbing contractor wouldn’t sign off on it, and the inspector asked that it be dug up. This was done and the plumber did the piping.

The site and plumbing contractors are still in dispute over who owns what, so the GC has given them directives to proceed on a time & material basis under protest. The underground has been opened, and all the lines have been checked and reinstalled. The lines were scoped by the contractor, and it showed that they had been compromised by the back-filling.

TG: Is this the storm line or the sewer line?

RP: This is the sewer line.

The plumbing inspector has been out and signed off on the corrected work and wants the engineer to certify it.

It has been a couple weeks of things going haywire on the site. Pomroy has experience with the plumber – they did Station 7 and Phase I of Station 2 – and there weren't any issues. Can't say the same for the site contractor, as there have been issues in Phases I and II.

There is a site meeting tomorrow, and the owners of the companies have been asked to be present. Based upon today's reports, we're getting back on track, but have lost 2 – 3 weeks of time at a critical point. There have been several instances up to this point with the site contractor not coordinating their work properly, so there will be conversations tomorrow. The owner of Seaver (the GC) will be spoken to because it is their responsibility to oversee the subcontractors and there have been too many issues in too short a time.

TG: Don't the contract documents list who is responsible for each task? Why would there be a discrepancy?

RP: Yes. I've been doing this for a long time, and have never had an issue with a plumber, site worker, and GC in regards to who is responsible for what.

Tom Fugazzi (TFug): The only loss to us so far is time? Not cost?

RP: That is correct.

TG: Are there penalty clauses for exceeding the time frame the project is supposed to be completed by?

RP: \$1,000 liquidated damages per day

TG: Any more delays expected? Or potential delays with their work?

RP: Not that I can predict. There is weather and a slab to pour, but there is mild weather coming.

Neil Foley (NF): This isn't the greatest news, and not what we wanted to bring to you. I'm working with Rick to make sure this is resolved. Communications have been great with Seaver, but not with the subs. We will get everything back on track.

David Peck (DP): David Malaguti, Tom Fugazzi and I have attended most of the construction meetings, and it seems that the site contractor has dropped the ball multiple times on multiple parts, understaffing and missing deadlines. When you have a weak contractor whose not delivering it creates ripples throughout the whole project.

Sandy Strassel: Who is the site contractor?

RP: Site Teck

Tom Finnegan (TFin): And who is the plumber?

RP: Glionna

TFug: Besides the site contractor, there have been other small bumps as well – asbestos abatement in the repair shop, moving equipment, so it has been difficult. But we need to recognize that this is a working fire station and repair shop, so it's very complicated and small site.

RP: On the brighter side, all the abatement is complete in the mechanics area, and it looks great. We are scheduled to move back in on Thursday, the 19th. It's a one-day move, then the mechanics bay will be fully operational again.

What we're going to look for tomorrow is a good conversation with a make-up schedule to make up this time, and how to avoid this situation in the future.

Review of Seaver Change Orders (included in packet)

Budget Update (included in packet)

Station No 5 Update

RP: The P&S was approved today? (For the Church parcel)

NF: It was. It just has to be brought around to the Select Board for signatures, but the language was finalized today.

RP: We had directed the architect to proceed with the permitting process, so Planning Board review is scheduled for 2/8, and the Zoning Board on 2/27.

We've been delayed a little bit with MEP production on the documents, which has had a ripple effect on the bid documents. We expected to see them the 1st week of January, but now it is the 1st week of February. Bidding to start at the end of February/beginning of March.

Station No 4 Update

RP: Heard from Lee Hartmann this afternoon to set up a meeting to discuss Redbrook.

Invoices and Change Order submitted for approval:

Vendor	Invoice Number	Amount	Approvals
Seaver Construction, Inc.	CO #2	\$63,720.79	Tim Grandy motioned to approve, Tom Finnegan 2 nd the motion, unanimous approval.
MIIA Insurance	Builder’s Risk Policy	\$74,512.00	Tim Grandy motioned to approve, Tom Finnegan 2 nd the motion, unanimous approval.
Seaver Construction, Inc.	Application No. 5	\$391,377.00	Tim Grandy motioned to approve, Tom Finnegan 2 nd the motion, unanimous approval.
Saccoccio & Associates	21002-19	\$142,989.68	Tim Grandy motioned to approve, Tom Finnegan 2 nd the motion, unanimous approval.
Pomroy Associated, LLC	PFDSR-019	\$33,675.00	Tim Grandy motioned to approve, Tom Finnegan 2 nd the motion, unanimous approval.

Station No. 1 / Departmental Study Update

NF: Status Quo. Hoping to do an internal review of the draft this week/beginning of next week. Once they are done with edits, a time will be scheduled for the company to present their findings to the Select Board and Building Committee.

School Roof Updates

Nathaniel Morton

Christina Renaud (CR): Final Capeway Roofing invoice is with Gale for review before close-out. As far as Edward Page, it looks like February or March for delivery of the door. Edward Page is looking to “close-out” the work that is completed, and would like to reduce their retainage to 1%, as only 10% of the work is remaining.

With the summer work coming up, and time being of the essence, how would the Building Committee like to handle possible change orders that may be time sensitive?

TFug: The Building Committee does not want to hold up any work, so if something is time sensitive and necessary, then proceed with the work and we will discuss it at the next meeting.

DP: If something is really important and you would like the Committee’s approval before proceeding, the Building Committee Chair or Vice Chair could approve, then present at the next meeting for retro-active approval, or a special meeting could be held.

MSBA

(Schedules Provided)

CR: I would like to introduce the OPM, Adam Dalessio of Colliers Project Leaders, and Yugon Kim, the design engineer from TSKP. They will be giving tonight's update.

Adam Dalessio (AD): I brought schedules that were sent over today from Greenwood, the contractor for the three school roofs. The submittal process has been moving along slowly. There was a pre-construction meeting today, and a little progress was made.

Yugon Kim (YK): I had a conversation with the Chief Operating Officer, whom I've worked with before, and he understands that we're not happy with the progress, so he is going to review all the documentation. We had a head-start which is good, and has helped. There is one item – the windows – that have a long lead time, so the head-start helped with that. It has been challenging to get all the information, but we are getting close. The next month is the most critical.

AD: We have confirmed that they have all the roofing materials and insulation in their warehouse. We are nervous about the windows and skylights, but received notice today that they should arrive in 10-12 weeks, which will work.

The schedule has been updated. Greenwood had initially listed all 3 schools on the same schedule, and we've asked them to break it out by school. They will have 2 crews working simultaneously: West and Indian Brook will be first, June 29 thru July 17. The Indian Brook Annex will be done July 7 thru July 31, and Federal Furnace will be done August 1 thru August 30. The push is on to get all work started as soon as kids get out of school and finished before they go back in the fall. Official closeout (punch list items) will be August 31 thru September 4.

TFug: I'm impressed they are going to get all three schools done over the summer.

AD: Yes, they have committed that the work will be done this summer.

TFug: Will there be any summer activities at these schools?

CR: There will not be.

TG: Do you find the schedule aggressive?

AD: They have quite a few resources to pull from, and they have guaranteed the work to be completed.

CR: The biggest frustration has been submittals.

AD: I told them today that they need to contact Yugon right away when they have questions or issues because we only meet bi-weekly.

CR: Are you pleased with the latest Schedule of Values?

YK: It is better, but still the bare minimum. But they are paying better attention and making changes.

Tom Finnegan (TFin): What is Collier’s plan for construction oversight?

AD: We will have 3 construction reps – one at each building – whenever construction is happening. This is required by MSBA. Weekly meetings will also take place.

DP: Is there any other MSBA involvement at this point?

AD: As OPM, we submit a monthly online update report.

DP: Do they come down to inspect?

AD: Probably not. If it was a larger project, possibly.

TFin: Are there CORI requirements for this project?

AD: Yes for everyone working on the site, even though students won’t be present.

Invoices submitted for approval:

Vendor	Invoice Number	Amount	Approvals
Colliers Project Leaders	0000803960	\$8,737.50	Tim Grandy motioned to approve, Luis Pizano 2 nd the motion, unanimous approval.
Colliers Project Leaders	0000810429	\$5,726.25	Tim Grandy motioned to approve, Luis Pizano 2 nd the motion, unanimous approval.
TSKP Studio	210730-15	\$3000.03	Tim Grandy motioned to approve, Luis Pizano 2 nd the motion, unanimous approval.
TSKP Studio	210801-15	\$3384.61	Tim Grandy motioned to approve, Luis Pizano 2 nd the motion, unanimous approval.
TSKP Studio	210902-15	\$3000.03	Tim Grandy motioned to approve, Luis Pizano 2 nd the motion, unanimous approval.

Miscellaneous:

DP: Any updates on the Spire or Stephen’s Field?

SS: I haven't heard anything on the Spire, but I have been told that Stephens Field should be coming my way soon.

DP: Any news on the 10-year Plan?

SS: All of the 10-years are in, but we're still updating.

DP: The DPW report will be presented next meeting.

Next Meeting February 9, 2023, at 6:30 pm

Adjourned at 7:45 pm

Respectfully Submitted,

Sandy Strassel

Procurement Officer