

**Town of Plymouth**  
**BUILDING COMMITTEE MEETING**  
**August 10, 2023**

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

Staff in attendance included: Adam Blaisdell, School Administrator; Sandy Strassel, Procurement Officer; and Jackie Tobin, Administrative Assistant Procurement.

Guests in attendance included: Rick Pomroy, Pomroy & Associates; Shawn Murphy, Colliers; Tracey Marquis, Incoming committee member.

*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**

July 20, 2023, meeting minutes reviewed. Dave Malaguti motioned to approve, Tom Fugazzi 2<sup>nd</sup> the motion. Robert Morgan and Eugene Blanchard abstained from the vote because they were not present at the meeting. Minutes approved.

**Fire Station Updates:**

(Update packet provided)

**Station No 2- Phase II**

Rick Pomroy (RP): Masonry and exterior envelope should be complete in the next couple of weeks. Final washing on the east side, so we can turn it over to the site contractor. MEP Roughs and inspections of the addition are complete. Fire penetrations have been properly sealed, we are signed off as far as that goes. No switchover date yet for power. All equipment orders are now complete aside from exercise equipment and that is the fire department's responsibility. Color selection is the only thing remaining and that is scheduled for next week. Spray foam insulation in the attic is completed.

Budget update #16. The only change for the month is adding change order #7, line #39 shows the net difference between changes reduced from contingency is \$10,494.25.

The only thing lingering is the water loop.

Luis Pizano (LP): What is the ballpark for that?

RP: Line 11 of the change order log shows the quote from about a year ago, \$47,289.20. We have obtained a more recent quote of about \$43,000.

**Station No 5 Update**

RP: Selected demolition is completed on the hose tower. The slab and foundation have been removed. Fiber optic service has been moved temporarily. We are waiting on Eversource to remove the pole line from the south side of the site. The storm drainage system parts have been installed. The big issue there is that the infiltrations basin area has a hole smack in the middle so we can't let them proceed too far with that. We have asked them to move direction slightly

with the Septic system, Neil has been working with RJ Roy to focus on it and get it out of the way. Foundation excavation will begin next week. Rebar is on site; we expect the foundation contractor to begin laying forms next week. The field office is now up and running.

DP: What about the Christmas tree?

RP: Yes, we have sourced out several. About fifteen hundred dollars but we will still have to get it installed. Our recommendation would be to get one tagged so we know it will be there and ready next fall. We are looking at about 15 to 17 feet, so a good size tree. We will show you some pictures at some point and the committee can decide, however it won't be in for this Christmas.

DP: That's important to Manomet.

RP: For the radios, Zach would like them to be wireless. The whole area is a bit archaic; it is wired with master boxes. There are several properties south of the station that require box replacements. He ran the numbers if he were to buy the wired boxes, it would still be within our budget but the cabling that runs to these facilities is suspect, so it would all need to be rerun costing about \$66,000. The other option would be to use radio master boxes, that cost would be about \$34,000. We ask that the committee accept the proposal from Zach, that would allow him to get the three facilities down the road up to current standards. The quote from LW Bills is included in the packet.

DM: Motioned to approve.

Tom Finnegan (TFinn): Second the motion

DP: Unanimous Approval.

RP: No budget changes this month.

**Station No 4 Update**

RP: No update currently.

Invoices and Change Order submitted for approval:

Vendor	Invoice Number	Amount	Approvals
Seaver	CO#7	\$10,494.25	Dave Malaguti motioned to approve, Tom Fugazzi 2 <sup>nd</sup> the motion, unanimous approval.
Seaver	Application #12	\$743,702.00	Dave Malaguti motioned to approve, Tom Fugazzi 2 <sup>nd</sup> the motion, unanimous approval.
Seaver	App #2	\$232,113.00	Tom Fugazzi motioned to approve, Dave Malaguti 2 <sup>nd</sup> the motion, unanimous approval.
Saccoccio & Associates	21002-26	\$27,061.98	Luis Pizano motioned to approve, Tom Fugazzi 2 <sup>nd</sup> the motion, unanimous approval.
Briggs Engineering	INV0223957	\$930.00	Dave Malaguti motioned to approve, Luis Pizano 2 <sup>nd</sup> the motion.

Briggs Engineering	INV0224263	\$405.00	Tim Grandy motioned to approve, Tom Fugazzi 2 <sup>nd</sup> the motion, unanimous approval.
Briggs Engineering	INV0224225	\$969.00	Tom Fugazzi motioned to approve, Luis Pizano 2 <sup>nd</sup> the motion, unanimous approval.
Pomroy	PFDSR-026	\$34,667.50	Tom Fugazzi motioned to approve, Tom Finnegan 2 <sup>nd</sup> the motion, unanimous approval.

**School Roof Updates:**

DP: We have Shawn Murphy from Colliers; he is an onsite OPM. At our last meeting Luis read us Keith Malaguti’s report on how things were going at the schools, and we felt it was important to have the OPM represented at this meeting.

Adam Blaisdell (AB): They are currently working on Indian Brook, anticipated date to finish the main roof is August 17<sup>th</sup>, the annex the week of the 18<sup>th</sup>. West Elementary, anticipated completion is the 23<sup>rd</sup> of August. Federal Furnace just started this week. They have been working on roof drains. When the drains were pulled out, they allowed Insulation to fall around the room causing us to have to test for asbestos, none was found. Greenwood is responsible for cleaning it up.

Greenwood is now going to start working on Saturdays and or Sundays. We are going to provide extra staff so they will have access to the buildings. Most Saturdays have not been worked at this point even though we pushed for that at the last meeting.

Indian brook and West Elementary suffered some water infiltration due to the rain. Greenwood had Rhode Island Analytical in to test and make sure it is dried up. At this point we are still waiting for the written report we have only received a verbal confirmation from Greenwood. We have pushed them to provide the written report. Indian Brook is not a concern, but we have told them to wipe everything with an antifungal. At West there was no moisture detected or evidence of mold, but they have been instructed to cut holes in lower areas to make sure they are blowing air in there. However, it has been a couple of weeks now so if there was any moisture the risk for mold is now high. Again, we are waiting for the written report as proof. Window testing and skylight testing have not been scheduled but GALE has said they need to be present when that occurs.

As we know school is starting on August 29<sup>th</sup>. Greenwood has been given the direction that by August 25<sup>th</sup> they need to be clear of the parking lots. The fences are being picked up between the 22<sup>nd</sup> and the 24<sup>th</sup>. They will be working on landscaping at that time. The safety anchor points on the roof are going in.

Some work will be done after school opens. The bathroom doors have a twelve-week lead time, they were not ordered early even though they should have been. We are looking at installation at the end of October. Temporary doors will need to be put in. Edge metal work and roof flashing will be done after the start as well. We’ve asked that the front of the school be completed before the start so it will look good. We are trying to impact the school day as little as possible. There is question about the ramp at Indian Brook being done for the start of school. Keith Malaguti has been in touch with the fire department to see if it is acceptable or not, we are pushing for it to be completed.

Shawn Murphy (SM): A big concern is establishing a path for the critical impact work to be done. I want to stress that Greenwood and the carpenters understand what it’s like to work in an environment with kids running around. It will be important that the areas are coned off. Indian Brook is about 85% complete, we will probably have it done next week. They are taking the manpower from one roof to another. 60 men total, about 20 at each location. In theory there will be about 60 guys on the federal furnace roof towards the end of the month. I am concerned productivity can be an issue when you have that much manpower working around each other. Rain, maintaining manpower, and having them

understand what its like working at an occupied school are my main concerns. They missed a couple of opportunities to work Saturdays but not many, due to bad weather. Six bathrooms total have been worked on during the rainy days, all three schools are drywalled ready for taping and painting. They will come in on a weekend, the end of October beginning of November to install the new doors.

Other than that, we are five weeks into a seven-week timeline. GALE is doing a great job staying on top of the inspections, the custodians have been wonderful. Greenwood could do a better job cleaning up at the end of the day. West is 70% done with the roof. We are trying to get the overhead egress areas done first.

AB: We did discuss once school starts, they will need to check in just like any school visitors.

LP: What date do they project Federal Furnace to be done on?

SM: They still believe with the manpower it will be done August 25<sup>th</sup>.

Sandy Strassel (SS): Where they will be working during school hours, have they been CORI and SORI checked?

AB: That was discussed at our meeting the other day, they will have to be. We are checking with Greenwood again.

LP: I believe we asked them to CORI people upfront for the schools.

AB: I believe we did as well. When I talked to them, I think there were two people that had been denied. All workers need to have IDs on them to check in at the school each day.

DP: Who is GALE working for?

SM: I believe it is Colliers.

LP: It's greenwood I'm concerned with.

AB: Shawn and Bill have been great; they have been on site every day. I have some concerns about the OPM, regarding pushing Greenwood. Also getting the architect to sign things and get payments done.

SM: Greenwood at times seems overwhelmed but, again they knew what they were getting into. I have felt they were putting blinders on when issues are brought up. I'm not used to contractors putting things off on this level, I have been disappointed. They require a lot of direction and instruction. It's been frustrating on my end. They certainly know where they fall short every day.

Tom Fugazzi (TFug): I'm concerned with the construction going on while school is in session. What type of work is going to be done?

SM: The roofs will be done. My concern is using the adhesives, they are going to be gluing underneath the units rather than picking them up off the curbs. A mockup will be done to have the manufacturer approve it. Important that all of that is done during weekends or after hours but it certainly can't be done once the building is occupied because of the fumes. They need to give us a bullet list of items that are going to be worked on once the building is occupied so we can manage that.

Megan Marble (MM): Do you have any concerns about the quality of work?

SM: We have been watching that closely. We have had a few conversations; I think they are doing a good job we aren't allowing them to cut any corners. Manufacture visits are critical, from what I understand everything is status quo. However, I don't feel Manufacturer visits are often enough. We were hoping for once a week, it seems to be more like every three weeks.

Tracey Marquis (TM): Can we talk about the ramp?

AB: We need to walk the building with Fire and the building inspector. My understanding is there are four exits, including another ramp. Our concern really is only having one exit, that is why we've asked for the Fire Dept. and the Building Inspector to come see it.

SM: We are hoping to have that done next week.

TFinn: Have they been given permission to work on Sundays?

AB: If they want, we can certainly arrange for it if we know a few days ahead of time.

Our architect has been good, he does not let them get away with anything, he signs off on everything.

SM: The one thing I wish we had done was to have two meetings a week as opposed to one. As far as catching issues, it's important the GALE's eyes are on it, they are the people that ultimately stamp it for approval. I have called them with a few issues, and they have come out and made Greenwood change things.

DM: The pictures are troublesome (GALE report was sent around), the punctures and the flap not being glued down.

SM: I think what happens is they fall back on a lot of stuff. It's not that they are cutting corners, it's the speed of which they are working. When they see something hasn't been done properly, they don't seal it in. That is what you are seeing.

TFinn: Who runs the meeting?

AB: Sean has been running some of them if Adam hasn't been present. One was the architect, which isn't his responsibility.

Invoices submitted for approval:

<b>Vendor</b>	<b>Invoice Number</b>	<b>Amount</b>	<b>Approvals</b>
Colliers	0000869798	\$118,878.79	Dave Malaguti motioned to approve, Tom Fugazzi 2 <sup>nd</sup> the motion, unanimous approval.
Greenwood Industries	Federal Furnace Application # 3	\$946,543.90	Tom Fugazzi motioned to approve, Luis Pizano 2 <sup>nd</sup> the motion, unanimous approval
Greenwood Industries	Indian Brook Application #2	\$1,035,571.40	Robert Morgan motioned to approve, Tom Fugazzi 2 <sup>nd</sup> the motion, unanimous approval
Greenwood Industries	West Application #2	\$992,137.77	Dave Malaguti motioned to approve, Tom Fugazzi 2 <sup>nd</sup> the motion, unanimous approval
Greenwood Industries	Indian Brook Annex Application #3	\$39,359.97	Dave Malaguti motioned to approve, Tom Fugazzi 2 <sup>nd</sup> the motion, unanimous approval.

Greenwood Industries	Indian Brook Application #3	\$444,386.72	Dave Malaguti motioned to approve, Tom Fugazzi 2 <sup>nd</sup> the motion, unanimous approval.
Greenwood Industries	West Application #3	\$653,409.71	Robert Morgan motions to approve, Tom Fugazzi 2 <sup>nd</sup> the motion, unanimous approval.

**Miscellaneous:**

DP: A couple more things. The DPW has been in touch with Brad, he should be joining us next month along with Sheila to discuss the project. They are planning on going to CIC to fund the test fit and appraisal. I would like to discuss it at the next meeting.

A reminder to complete conflict of interest and open meeting certifications.

Where are we at with Stephens Field bids?

SS: The bids are in. They are all over budget, not sure if it is due to the time or because of the firm that completed the estimate. We have 30 days to respond to the bidders.

TFug: Brad Brothers was at the board last Tuesday night, I think it was \$300,000+ over budget he was going to possible use ARPA funds or other funding. It's a lot of money.

DP: Plan on reorganizing at our September meeting.

Next Meeting September 14, 2023, at 6:30 P.M.

Adjourn 8 P.M.

Respectfully Submitted,

*Jackie Tobin*

Administrative Assistant – Procurement

Minutes Approved 10/12/23