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TOWN CLERK
2022 SEP 19 PM 1:30
MILLBURY, MASS.

FIRE HEADQUARTERS BUILDING COMMITTEE

August 17th, 2022 5:30 pm

Members in attendance: Chair D. Rudge, Vice Chair/ Clerk R. Hamilton, B. Gasco, P. Concemi, M. Mann, S. Piscitelli, B. DeVault, S. Kosiba, J. Cadrin

Guests in attendance: Town Manager Sean Hendricks; Aditya Modi (CHA Consultants) Alyssa Chatani (CHA Consultants); Jeff Shaw (Context Architects), Peter Balkus (Board of Fire Engineers)

Pledge of Allegiance

Reorganization: All members of the committee have been reappointed. Dave called for a motion for candidates for Chairman, Vice-Chairman and Clerk. Motion by Paul and seconded by Bruce: To keep current slate of officers; current members agreed to continue; unanimous (David Rudge as Chairman, Richard Hamilton as Vice Chairman and Clerk.

Minutes from previous meetings: Motion by Brian and seconded by Steve P: to accept the minutes of May 25th; unanimous. Motion by Brian and seconded by Steve P.: to accept the minutes of July 20th; unanimous.

Dave presented the following invoices for processing.

Invoice # 00022, Context Architecture, dated 08/10/2022 for \$30,000 as part of the Construction Administration; Motion by Paul and seconded by Brian to pay the invoice; unanimous.

Invoice # 71648-07, CHA, dated July 29, 2022 for \$6,212.00 for some bidding on the project: Motion by Paul and seconded by Bruce to pay the invoice; unanimous

Invoice # 00001, Castagna Construction, dated August 15, 2022 for \$447,660.82 for construction work (invoice reviewed by Context, CHA and Clerk of the Works) ; Motion by Brian and seconded by Bruce; unanimous

Town Manager Sean Hendricks asked if they could show a summary of percent work completed, discussion ensued. Aditya stated they should be able to do that starting next week. Paul suggested a monthly summary cost report and a quarterly more detailed report. Aditya agreed they should be able to do that.

Dave brought up a proposed contract extension for CHA and Context. As the project was officially extended from 14 months to 16 months, there is a need to extend their contracts by 2 months. This will result in an additional \$56,000 for CHA and an additional \$56,000 for Context (as this was anticipated due to potential supply chain issues, it was already budgeted in the project). Sean explained the committee can approve the extension, and he will sign the contract (the Town Manager is the only one allowed to sign contracts). Motion by Paul and seconded by Brian; unanimous

Paul questioned why the original hazard test did not show the additional asbestos found in the building. Jeff and Alyssa explained that the original company just didn't test the plaster walls, as most plaster does not contain asbestos. He also stated there is always an element of unknown because there are sections of a building that can't be thoroughly tested without causing building

issues. He also explained the general contractor had the building retested before the demo to be certain it was clean. Sean stated it did not change the end result, it would have still had to come out, it just wasn't budgeted and will come out of the contingency funds. He also stated there is probably no recourse from the first company.

Jeff brought up seven change orders that they are looking for approval for (list attached at the end of the minutes). The total amount of change orders will be \$715,932.20. They will be combined and officially be considered change order #1. Jeff stated they will have to watch the project more closely with this amount of change order happening so early. Paul stated he had concerns using half the contingency money so early. Motion by Paul and seconded by Bruce to accept change order #1; unanimous

Brian stated he felt the contractor was doing an excellent job. They are staying way ahead of any site work they can do. Once the building gets demolished, he would expect the rest to go smooth. Bruce asked if the committee can go on site. Jeff explained they can but need to check in first. He stated it's the contractor's site and they need to keep track of people there.

Jeff brought up the window and door trim colors. They want to get the order in, due to potential delays in supply, so they would like a decision tonight. He recommended the bronze. The committee discussed it. Motion by Maxine and seconded by Steve P. to choose bronze trim for windows and doors; unanimous. They will attempt to match the garage door trim as close to the rest as possible.

Motion to adjourn by Paul seconded by Bruce: Unanimous.

Adjourned 6:49 pm

Next Meeting: September 21st , 5:30 at the Town Hall

CHANGE ORDER LOG

PCO#	C/O#	DATE ISSUED	DESCRIPTION	AMOUNT	STATUS
1-R1	1	08/01/22	Remove stumps and wall along the NE property line	\$ 4,890.60	Approved
2	1	08/10/22	Disposal of Solid Waste as of 08/08/22	\$ 43,717.20	Approved
3	1	08/10/22	Elevator and Glass & Glazing bid difference vs allowance	\$ 89,999.84	Approved
4-R2	1	08/12/22	Asbestos removal	\$ 497,250.00	Approved
5	1	08/12/22	Well Abandonment	\$ 3,697.20	Approved
6	1	08/12/22	Stone wall removal	\$ 4,773.60	Approved
7	1	08/12/22	Disposal of Solid Waste as of 08/15/22	\$ 71,604.00	Approved

August 17th , 2022 Fire Headquarters Building Committee Minutes



David J. Rudge



Richard P. Hamilton



Brian K. Gasco



Maxine J. Mann

Paul T. Concemi

Bruce M. DeVault

Steven P. Piscitelli



Steven M. Kosiba



Jason D. Cadrin