



## **Merrimac Police Station Building Project – Merrimac, MA**

April 11, 2019 PSBC Meeting

### Agenda:

- 1) Meeting Minutes Approval 03.22.19
- 2) BOS Meeting follow up 04.01.19
- 3) LD Russo Contract Status
  - Signed Notice of Award
  - Signed Contract
  - Certificate of Insurance
  - Performance & Payment Bonds
- 4) 9:30 a.m. – LD Russo introductions
  - Kick-Off Meeting/ Mobilization
  - Preliminary Contract Obligations
    - Contracts
    - Project Construction Schedules
    - Schedule of Values



NV5

**Merrimac Police Station – Merrimac, MA**

**Meeting Minutes**

PSBC Meeting

Date: March 22 , 2019, 11:00 a.m.

Location: Merrimac Town Hall – Sargent’s Hall

Attendees:

| Name                                      | Assoc. | Present | Name                       | Assoc. | Present |
|---|--------|---------|----------------------------|--------|---------|
|   |        |         | <i>NV5 (OPM)</i>           |        |         |
| Chief Eric Shears – Merrimac Police       | Police | Y       | Bill Cunniff               | NV5    | Y       |
| Chris Gaudet – PSBC Member                | Res    | Y       | Ken Grizzell               | NV5    | Y       |
| Carol McLeod – PSBC/ Merrimac Finance     | Merr   | Y       |                            |        |         |
| Yvonne Bednarz - PSBC Member              | Res    | Y       | <i>Designer</i>            |        |         |
| Mark Tocci - PSBC Member                  | Res    | Y       | Greg Carell – Carell Group | CG     | Y       |
| Chief Larry Fisher – Merrimac Fire Dept.  | Merr   | Y       |                            |        |         |
| Rick Pinciario – PSBC Member              | Res    | N       |                            |        |         |
| Laura Mailman - PSBC Member               | Merr   | Y       |                            |        |         |
| Robert Sinibaldi – PSBC /Merrimac DPW/ISD | Merr   | Y       |                            |        |         |

Chief Eric Shears called the meeting to order @ 11:00 a.m.

1) **Meeting Minutes Review & Approval**

- Chief Shears invited a motion to approve the Meeting Minutes of the 03.14.19 PSBC Meeting. A motion was made by Mr. Fisher to approve the minutes as submitted, seconded by Mr. Gaudet and approved unanimously.

2) **Invoice Approval**

- Chief Shears noted that he received an invoice through the Merrimac Planning Board for final Site Plan Review by Horsley & Whitten in the amount of \$ 1,957.50. There was a motion made by Mr. Fisher to approve the invoice as submitted, seconded by Mr. Gaudet and approved unanimously.
- Chief Shears also noted to the PSBC that he had received the decisions for both the ZBA and Con-Com hearings and will make them available to committee. He also received invoices

from both departments in the amount of \$ 75 each, to record the decisions at the Registry of Deeds. A motion to approve the invoices was made by Mr. Fisher, seconded by Mr. Tocci and approved unanimously.

### 3) GC Bid Review and PSBC recommendation to Board of Selectmen (BOS)

- Chief Shears noted that the main reason for today's meeting is to review again the total project budget to see if a recommendation to move the project forward can be made by the PSBC for consideration by the BOS at their April 1<sup>st</sup> meeting.
- Chief Shears, Mr. Fisher, Mr. Gaudet, NV5 & TCG met on Monday, 03.18, with TCG's technology consultant, Chick Langone to review technology and budget, and after review and additional cuts to various components (A/V, cameras, T/D, monitors, etc.), below is a summary of that budget:

|  |                                 |
|--|---------------------------------|
| ➤ Technology (Card Access, A/V, T/D, Cameras, Dispatch): | \$ 420,000 (w/contingency)      |
| ➤ Fire Alarm move:                                       | \$ 1,500                        |
| ➤ Telephone System:                                      | \$ 15,000                       |
| ➤ Computer Systems:                                      | \$ 17,500                       |
| ➤ Furniture:   | \$ 50,000                       |
| ➤ Merrimac Power & Light – Transformer/Primary Service:  | \$ 24,000                       |
| ➤ <u>Moving Costs:</u>                                   | <u>\$ 5,000</u>                 |
|  | <b><u>Total: \$ 533,000</u></b> |

It was also agreed by the PSBC that \$ 20k would be carried for Commissioning (CxA) and \$ 20k for materials testing (soil, concrete, steel), thereby increasing the above total to **\$ 573,000.**

- Based upon the low apparent bid of L D Russo at \$ 4,865,000, plus the Alternate # 1 (Standing Seam Roof) ADD of \$ 122,933, and based upon the commitment/expenditure spreadsheet furnished by Mr. Gaudet and attached to the meeting packet, it was determined the following remaining funds would be available for commitment:
  - With Alternate # 1 included, remaining available funds: \$ 440,398.76
  - With Base Bid Only – remaining available funds: \$ 563,331.76
- Discussion of the path forward then followed
- Mr. Tocci asked Chief Shears how the BOS Meeting went on March 18<sup>th</sup>, to which the chief replied that the BOS understood the situation and will wait for the PSBC recommendation.
- Ms. McLeod noted that she remains in favor of including Alternate # 1 for the SS roof in the award.

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- Mr. Sinibaldi also noted that he would only vote to approve the project with the SS Roof included, given all the prior discussion, including the library situation, that this building would have the metal roof.
- A discussion of the metal roof then followed. Chief Shears noted that he had an onsite discussion this week with the roofer currently installing the new Merrimac Public Library metal roof. That that roof is an aluminum standing seam roof system. Roof panels are mechanically fastened to the roof sheathing with clips; adjacent panels are then crimped together by a mechanical device that automatically travels along the standing seam, providing the weather-tight/watertight system. The roofer spoke highly of metal roofs, whether aluminum or steel (the police station roof will be 24 gauge steel).
- The police station specification basis of design calls for a Firestone Uniclad (UC-3) system with a 20-year warranty. It was discussed that despite the 20-year warranty, experience has shown that these roofs will last longer and could also be repainted in the event of color deterioration over that time period. Also, and contrary to the warranty pro-rating of an asphalt single roof system, it was noted that the metal roof system carries a 100% replacement warranty in the event of a claim.
- The PSBC is concerned about the project budget being very tight. It was discussed that one of the largest unknowns, despite site geotechnical analysis and borings, is the underlying soil conditions, which aren't fully known until excavation begins. Plans/specifications call for removal of 5' of existing material down to suitable bearing material, including the entire building footprint and extending outward horizontally 10' from the building perimeter. Replacement material is called to be structural fill. Additionally, an extra 500 CY of excavation/replacement material was specified to be carried in the bids.
- Mr. Sinibaldi asked if it was known who the excavation contractor for Russo would be, but that is undetermined at this time. To that end, however, it was noted that Russo would be obligated to furnish a list of subcontractors for owner approval.
- The subject of the town booster pump station was again discussed, to see the potential cost/benefits to the project should this work proceed. Mr. Sinibaldi noted that the other construction projects in the area have agreed to contribute to the funding of the booster station. He noted that if the police station could contribute \$ 40k to the funding of the booster station project, he believed he could gain final approval from the town to proceed and have the station up and running in August 2019. The approval of this work is acknowledged with the understanding that completion of this project completely eliminates the police station project reliance upon booster pumps for both the domestic water and fire protections systems, and that these pumps can be eliminated from the project. It was estimated that long term electrical cost savings may be in the range of \$ 200/month. On a first cost basis, it was estimated that the combined cost of the domestic water booster pump and the fire protection booster pump systems would be approximately \$ 100k. Based upon

those estimated values, the net cost should be a credit to the police station construction. TCG and their mechanical engineers will review, further define and report to the PSBC. From a GC award standpoint, it may be that discussion in this regard will have to wait until post-award.

- The chief then invited the PSBC to vote on the new Merrimac Police Station project:
- A motion was made by Ms. McLeod, seconded by Ms. Mailman and approved unanimously to recommend to the Merrimac BOS that the Town move forward with the new police station construction project that includes the base building plus Alternate # 1 for the Standing Seam Roof.

A summary of those costs are as follows:

- L. D. Russo Base Bid: \$ 4,865,000
  - Alternate # 1 ADD: \$ 122,933
  - GC Award Total: \$ 4,987,933
- A motion was made by Ms. Mailman, seconded by Ms. McLeod and approved unanimously to allow the police station project to contribute \$ 40,000 to the Merrimac Water Department to complete the funding of the water booster station project, with the understanding and objective that domestic and fire protection booster pumps are no longer required for the project, and that the booster station will be on line in August of 2019.

#### 4) Other Business

- With the PSBC recommendation, Chief Shears will appear before the BOS on Monday night April 1<sup>st</sup>, to seek Town approval for the project to proceed.
- TCG will forward a sample GC Letter of Intent to Chief Shears in preparing for the contract with the apparent low bidder, L. D. Russo.

The next meeting of the PSBC – TBD

- Prepared by: Bill Cunniff, NV5 - -End of Minutes-



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