

Pepperell Building Committee

Meeting Minutes

Tuesday, January 10, 2022

1.0 Call to order

The meeting was called to Order by C. Lundeen at 6:30 pm via Zoom.

2.0 Attendees

2.1 Present

Catherine Lundeen, Brian Borneman, Taya Dixon Mullane, Andrew MacLean, David Scott, David Querze, Joe LoBuono

Dave Pease, B. Fors, R. Hopkins, Shaun Shattuck

2.2 Absent

David Stairs

3.0 Review Present Build

B. Fors – Reviewed status of pre-qualification of vendors; next public presentation 1/18, still need location; can add information to slides related to questions from last public meeting.

R. Hopkins – documents out at end of December to estimator and expect estimate back by 1/18 – hard cost estimate from the estimator. Will still need to do reconciliation; will then take final budget back to Committee for presentation of Total Project Cost; expect by the end of that week. Will then look at VE opportunities; will work with consulting engineers to discuss VE items. Can look at alternate packages, but will need approval for alternates from the Building Committee. Current design – 100% CDs by the end of the month (2/3/23). Will then pull bid set together for bidding. Will align schedule with pre-qualification process to issue for bidding. Tracking PFAS, and any items that need to go thru Planning Board. Highway Department coordination requires change for administrative review by the Planning Board to confirm their acceptance of the design. This review can occur during the bidding process as it is included in the construction documents. For PFAS, working with Fuss and O'Neil – new LSP assigned to the project - reviewed results of second round of testing per DEP requirements. Found expected impacted soils and shared information with DEP. DEP has requested additional testing – wants to know the extent of impacted soils. Project is carrying an allowance now for removal of impacted soils. Will do a radius testing to determine the extent of the impacted soil area. Working with civil engineer on how to get results and share during bidding – anticipate including as a unit price. Can make assumptions on scope of soil for

removal, and also include a unit cost for impacted soil removal over and above what is included in the bid. When information provided, can include as an addendum to the bid. Could consider a long term monitoring plan if the Town would like to. Currently carrying a \$500,000 allowance in the budget. Also need to carry an onsite LSP during soil removal.

C. Lundeen – If fire station remains, does the town have to remove the soil? A. MacLean – yes, the soil would need to be removed. R. Hopkins – will clarify if any additional water infiltration system may be required. It is not in the drinking water well area.

A. MacLean – We are monitoring the drinking water well already. Will still need to determine what DEP would like to see for this site. Select Board had presentation last night related to PFAS remediation.

C. Lundeen – Where is the soil going to be disposed. R. Hopkins – at appropriately licensed site.

B. Fors – Working on soft costs, FF&E, alarms and radio systems, finger printing systems, phones, monitors, etc.

B. Fors – Estimate on 1/18/23; Vertex & Tecton will review; Tecton will be ready shortly after; if alternates or VE items need discussion

C. Lundeen – Should present project budget with what is needed. T. Dixon Mullane – everything in the building is needed to deliver a public safety facility that the Town needs; still need to do VE and propose alternates. B. Fors – can look at VE items for other options. R. Hopkins – have been doing VE through programming and design; ie. space planning to provide space sharing to save costs; get most value out of dollars spent; ie. electric vehicle charging station – can determine not to purchase these items now; can look at alternative materials; can also look at packaging alternates – can accept total bid or package alternates and remove them from the base contract, ie. hold off on carport, outbuilding renovation, Park St Station, firing range; consider alternate materials; if contingency and time allows at end of project, could include an alternate during construction.

A. MacLean – John Ladik asked about cost cutting measures. Have already reduced scope of the project by reducing square footage during programming and design; reusing Jersey Street; renovating outbuilding; R. Hopkins – could also do fueling station; could reduce carport; change to sealed concrete from epoxy flooring (lower lifespan), making building solar ready but not install solar; change wood ceiling to drop ceiling – but may not be a lot of dollar savings. R. Hopkins – alternates are easily definable scope that could be removed. B. Fors – alternates need to be taken in sequential order under MGL; R, Hopkins – pre-fab range is under separate contract, but infrastructure to support it is included in project. B. Fors – Tecton and Vertex can generate a list of alternates after getting in the estimate on 1/18; and can bring it to Building Committee. Possible Building Committee meeting on 1/23/23. A. MacLean – if

estimate is over \$40M, then meet to discuss alternates, but if less, then not proceed with alternates discussion. J. LoBuono – Without a total budget to work toward, difficult to determine if alternates are needed; T. Dixon Mullane – would be in favor of a meeting on 1/23. D. Querze – What is the right number? Seems like \$40M is a concern for the Town. Meeting 1:00PM on 1/23 to discuss estimate and alternates; and will need to be publically noticed meeting.

4.0 Public Relations

Press releases to be sent out for upcoming meetings; Earth Day incorrectly identified as in May and not April; 1/18/23 - Library Meeting; Feb 2/23 - Go To Meeting 7:00PM; March 3/15 - Wednesday lunch at Senior Center 11:00AM - 12:00PM – A. MacLean will confirm; April 4/22 - Earth Day, Saturday, Jersey Street 10:00AM

5.0 Acceptance of the Minutes

Motion to accept minutes of 12/1/22 meeting by B. Borneman; seconded by D. Querze; unanimously approved by Building Committee

Spelling error in 12/13/22 minutes - Tecton in section 3.0; Motion to accept minutes of 12/13/22 meeting with correction noted by A. MacLean; seconded by B. Borneman; unanimously approved by Building Committee

6.0 Final Comments

Question – Dave Pease on status of technology in general room; B. Fors – will be scheduling a meeting shortly; will send drawings for review.

7.0 Adjournment

Motion to adjourn by B. Borneman at 7:44pm; seconded by A. MacLean. Unanimously approved by Building Committee.