

Longmeadow Permanent Building Committee

May 28, 2020 Draft Minutes

Attending from the committee: Mary Beth Bergeron (MBB), Mary Beth Morris (MBM), Jim Moulton (JM), Tom Ewing (TE), Vincent McPartland (VM), and Peter Greenberg (PG). Absent: William Dierken

From Colliers: Adam Dalessio (AD)

The Zoom meeting was called to order by MBB at 7:03pm.

A motion was made to accept the minutes of 5/20/20 by VP and seconded by TE. It was approved unanimously.

AD reviewed the financial status report of the DPW project. It showed out of the \$23,850,000 total approved project cost that the remaining contingency balance is \$1,528,000. The \$275,000 FF&E budget is going out to state bid and it was noted that \$700,000 still remains in the budget for the demo of the old DPW on Pondsides.

2 PCO's were discussed and voted upon.

PCO-060 **\$17016.29** (Venting changes due to elevation restrictions per Town Plumbing Inspector) There was a short discussion on why a requests like this should come after the fact instead of in the original bid. One suggestion is to have all Town departments sign off of the final design of all future projects.

JM made the motion to approve. It was seconded by MBM. The vote was unanimous to approve.

PCO-061 **\$9860.32** (CPR Fiber routing) The current fiber ended outside the South entrance to the property and needs to be extended to the new building.

PG made the motion to approve. It was seconded by JM. The vote was unanimous to approve.

AD then told the Committee that the project is nearing 50% completion. The salt shed is being constructed, rough mechanical, sheetrock, roofing system and exterior panels being installed. The windows are expected to arrive by the first week of June.

AD then reviewed the financial status report of the Adult Center project. It showed out of the \$14,370,000 total approved project cost that the remaining contingency balance is \$176,000. The \$295,000 FF&E budget like the one for the DPW will also go out to state bid. It was noted that the current balance of the Architect Errors and Omissions is \$117,575.

7 PCO's were discussed and voted upon.

PCO-28R **\$73020.00** (Maple chair rail) There was a lot of discussion why this change was not included in the original specifications. It was determined that it was value engineered out to reach the original budget. MBB did say that the LACCF will be donating \$20,000 to the Town to help offset this additional change.

JM made the motion to approve. It was seconded by TE. The vote was unanimous to approve.

PCO-37 **\$119907.00** (Two additional pickle ball courts) There was again a lot of discussion on this Community requested change order. MBB did say that LACCF would again donate \$50000 to the Town to help offset this request.

JM made the motion to table to time definite this PCO until we have more information on potential other PCO's that may come up prior to project completion. It was seconded by MBM. The vote was 4 to approve and 2 not to approve.

PCO-38 **\$42323.00** (Pickle ball court canopies/additional concrete work) Similar to PCO-37, there was a lot of discussion on this Community requested change order. MBB reported that LACCF would donate \$20000 to the Town to help offset this request.

JM made the motion to table to time definite this PCO until we have more information on potential other PCO's that may come up prior to project completion. It was seconded by MBM. The vote was 3 to approve and 3 not to approve. MBB as chair, decided to table.

PCO-43 **\$36143.00** (Revise railing system insert panels from steel to resin by Lumicore style "Rain Forest Vertical") This change order is a result of complaints over the original main stairwell design. MBB said the LACCF will vote to donate \$18000 to the Town to help offset this additional cost.

PG made the motion to approve contingent upon the affirmative vote by the LACCF to donate the said \$18000. It was seconded by VP. The vote was unanimous to approve.

PCO-44 **\$16502.00** (Remake 32 wood doors in either Cherry or Maple with a stain) AD told us that the architect prematurely ordered factory sealed maple doors prior to meeting with our interior decorator who wanted a cherry stain to match all interior trim work. AD will discuss this mistake with our architect to see if they will reimburse this unnecessary cost.

JM made a motion to approve. It was seconded by TE. The vote was unanimous to approve.

PCO-41 **\$1233.00** (Revise door frames #119B and 119D to hollow metal frames) These two doors were designed incorrectly because they swung the wrong way.

MBM made a motion to approve. It was seconded by TE. The vote was unanimous to approve.

PCO-42 **\$5790.00** (Additional roof blocking and revise gym cover board to plywood at perimeter stud framing)

The original design needed modifications for additional support.

TE made the motion to approve. It was seconded by PG. The vote was unanimous to approve.

MBB then went on to New Business. She reminded us that there are two upcoming STM articles on roof replacement/repair of the Storrs Library and Community House. Both projects would become the responsibility of our Committee to oversee.

TE questioned the shingle installation by the roof contractor at the Adult Center. AD will meet with those involved to discuss fixes.

JM questioned the 4" gap on the guardrails of the running/walking track above the gym at the Adult Center. AD mentioned that the original install did not meet code and there will be a no charge fix.

PG requested more detail of the PCO for a new garage for the Adult Center van and the hearing loop. MBB responded by providing background information. More details to follow.

Guest to the call, Peter Landon asked the Committee where our submission of the modification to the PBC responsibilities stood with the Select Board. MBB replied that with the pandemic distraction, it was only prudent to hold off sending the draft to the Town Manager which she did a week ago.

Being no further business or comments, MBM made the motion to adjourn. It was seconded by JM. The vote was unanimous. Meeting adjourned at 9:31pm.

Respectively submitted.

Peter Greenberg