

## **BELMONT PERMANENT BUILDING ADVISORY COMMITTEE MINUTES**

**Date: Wed May 6 2009**

Held at Belmont Town Hall Conference Room 1

### **Attendance**

BPBC: Joel Mooney - S. Sala – Karen Pressey  
W. Lovallo - Bill Shea - B. McLaughlin

### **GENERAL**

- The group met between 7:30 AM and 8:45 AM.

### **MEETING MINUTE APPROVAL**

The March 19 2009 meeting minutes were approved by all members

### **FIRE STATIONS**

- An epoxy floor coating will be applied to the fire equipment floors to resolve the cracking problem. The initial specifications have been rejected and new specifications are being developed. The new work is now being priced. This work will commence in 2009
- Negotiations underway between the Architect-General Contractor-Structural Engineer on sharing the cost of this additional floor coating
- Window flashing detail issues have been recently uncovered and are being investigated.

### **SENIOR CENTER**

- Groom Construction sent the Town of Belmont a letter on Dec. 9 requesting a construction time extension of 100 days. The Town responded to that letter.
- This extension would delay the completion of the building to May 31 2009
- Groom is requesting that the \$600/day liquidated damage clause be waived
- Issues pertaining to the time extension and outlined in the letter are:
  - a. Wood framing delays involving the firing and replacement of the framing contractor
  - b. Groom replaced their General Superintendent
  - c. 25 days of rain which delayed framing and sitework construction
  - d. Electrical service difficulties in accessing the existing electrical vault in the street
  - e. Unsuited soil in the parking lot that required removal
  - f. Piping leakage which resulted in testing of installed systems
  - g. Roof flashing issues
- Groom has submitted a time extension request for 150 days and a General Condition request for \$177,000 on March 9
- Current progress is slow and quality issues have developed.
- Substantial completion is projected for June 31.
- An allowance of \$40,000 for 5 months has been allowed for The Clerk of the Works
- Painting, sitework, and interior work is ongoing
- 81% complete as on April 30. \$1.0 million balance to complete
- A new claim letter has been received by Groom. The Town to respond

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### **HOMER BUILDING INTERIOR STAIRS ( No Change from 3/19/09)**

- Repairs to the stairs are complete
- A survey and as-built plans have been completed and are under review.
- Inspector will sign off on the stairs
- The steps are to be insured
- Total cost was \$111,000 with \$67,000 allocated to repairs
- The Town will be pursuing steps to recoup these repair costs

### **WELLINGTON SCHOOL**

- Debt exclusion to occur on June 8
- Construction Cost: \$28-29 million at approx. \$300/SF
- Projected total cost is \$40 million with a reimbursement of \$12.5 million ( 28% )
- State will approve up to \$275/SF for construction and up to 20% of the soft costs
- School occupancy anticipated to be Fall 2011
- Override committee has been formed
- Funding agreement has been approved and is in-progress
- Two construction estimates have been developed; one each by the Architect and CM
- The project is expected to be 88,000 SF in size
- \$3,000,000 projected for asbestos removal and demolition. This work will not be reimbursed by the State
- Student relocation costs expected to be \$3,000,000
- Design consultants have provided input and design revisions have been implemented
- The State will not pay for "Green Features"
- \$1.9 million in contingency is being provided by the State
- A citizens group has been formed. Enrollment expected to be 500 children approx.
- Project expected to bid in the Fall of 2009

### **ELECTRICAL SUBSTATION**

- Public meeting scheduled for May 21
  - 4 sites under consideration: 450 Concord Ave – 20 Flanders Rd – Murray Sandler site – Purecoat site
  - New substation will replace existing 3 substations
  - Building to be approx. 10,000 SF

### **NEXT MEETING**

Wed. June 24 2009    7:30 AM    Town Hall Building