

BELMONT PERMANENT BUILDING ADVISORY COMMITTEE MINUTES

Date: Wed July 15 2009

Held at Belmont Town Hall Conference Room 1

Attendance

BPBC: Joel Mooney - S. Sala – Pat Bruschi
W. Lovallo - Bill Shea - B. McLaughlin

GENERAL

- The group met between 7:30 PM and 9:00 PM.

MEETING MINUTE APPROVAL

The June 24 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. 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 repaired and exterior caulking completed.

SENIOR CENTER

- Cleaning of the building, the ordering of furniture, and commissioning are ongoing.
- Change Orders to date approach \$100,000 (2% of contract)
- Contingency: \$64,000 remains
- Catlin Architects has been granted an extra \$8200/mo for 5 months for General Conditions thru June 31. A claim for services related to the emergency generator have been rejected. A claim for extra design services has also been submitted. THE CM contract was for 10 months and now extends to 16 months.
- Landscaping is ongoing
- Proposed Opening is scheduled for Sept 1
- A walk thru was completed last week with Glenn Clancy

Emergency Generator

- The location of the emergency generator requires relocation.
- Noise and diesel fume issues have been raised by the neighbors
- The diesel generator was increased in size from 100 KW to 150 KW
- Power is supplied to the elevator, limited HVAC and power, and emergency lighting
- 3 options are under consideration: a. Battery Packs b. A small generator c. Large battery system in the building
- Accentech Co (noise consultant) has been retained as a sound consultant
- The elevator is provided with in-cab emergency lighting and auto return
- The MA DEP will be reviewing the final location and characteristics of the generator
- The generator issue will delay opening of the center

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HOMER BUILDING INTERIOR STAIRS

- Repairs to the stairs are complete
- A survey and as-built plans have been completed and are under review.
- The renovated stairs do not meet the new specifications
- Total cost was \$111,000 with \$67,000 allocated to repairs . Contractor has not been paid.
- The Town will be pursuing steps to recoup these repair costs

WELLINGTON SCHOOL

- 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
- 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
- Building committee meets twice a week
- Architect: Jonathan Levy
- A variance may be required to address zoning issues. 25% coverage present
- A butters meeting this Wed night
- Building will be constructed with CHIPS/LEED Certification in mind
- Students will be housed at modular classrooms at the High School. Classrooms will be design / build.
- VHB is the traffic consultant

ELECTRICAL SUBSTATION

- 4 sites under consideration: 450 Concord Ave – 20 Flanders Rd – Murray Sandler site – Purecoat site
- The 1st choice is 20 Flanders Rd (Whitehen Pantry). Town is negotiating with Owner (Savage)
- The service cost is \$6 million per mile
 - Construction is easier if service is run down the commuter rail tracks rather than Concord Ave
 - New substation will replace existing 3 substations
 - Building to be approx. 10,000 SF
- A 33% rebate is available from National Grid

NEXT MEETING

Mon. Sept 21 2009 7:30 PM Town Hall Building