

TOWN OF SEEKONK
DEPARTMENT OF PUBLIC WORKS BUILDING COMMITTEE

DATE: Wednesday, May 15, 2024

TIME: 4:30 p.m.

PLACE: Planning Board Meeting Room
Seekonk Town Hall
100 Peck Street
Seekonk, MA 02771

MEETING MINUTES

Present: John Pozzi, Chair; Michelle Hines; Kevin Hurst, Edward Monigan

Absent: Michael Gagne

Attendees: Shawn Cadime, Town Administrator; David Cabral DPW Superintendent; Nathaniel Ginsburg, Brewster Thornton Group Architects (BTGA); Marybeth Carney, CGA Project Management (CGA); Dan Tavares, (CGA)

A. **Call to Order:** Chairman John Pozzi opened the Building Committee meeting 4:30 PM.

B. **OPM Report:**

1. CGA provided updates on activities held since the previous Building Committee meeting.
2. Contractor Prequalification Statement of Qualifications (SOQ) are due on May 22, 2024, at the Town Administrator's office. There has been a good response to the posting, with 13 General Contractors and 100 sub-contractors requesting the documents. Once the SOQs are received, they will be reviewed by the prequalification committee, and brought to the Building Committee for approval. Only prequalified contractors can bid on the project.
3. The septic test pit and percolation test report is still pending. BTGA is working with their engineers to get this information.
4. CGA and BTGA met with D. Cabral to assess the garage's vehicle and storage requirements. The Board of Selectman recommended further review of the garage size to see if it could be reduced, which would also reduce costs by avoiding construction in the known trash areas.
5. D. Tavares explained that with the project now in the Construction Documentation phase, they would like to define a comprehensive strategy for community outreach.
6. The project team is tracking meetings with local agencies including the Planning Board, Conservation Commission, and code officials.
7. D. Tavares reported that the State approved the final draft of the Building Code's 10th Edition and voted to send it to the Secretary of State for final promulgation and assignment of an effective date. Regardless of the effective date, the State has determined that the concurrency period between the 9th and 10th edition will end on January 1, 2025. N. Ginsburg stated the project was designed to meet the energy stretch code, but BTGA would review if there are any changes that affect the current design prior to bid.

8. The project is scheduled to finish the contractor prequalification process in July, go out to bid on August 14, 2024, and the Town Meeting and Referendum vote will be in November 2024.
9. CGA presented Value Engineering options for the Building Committee's review. The design team will continue to review the options and determine if some required a redesign which would not be beneficial to the project due to the level of coordination. N. Ginsburg suggested leaving transoms to allow natural light in the building, reducing the need for electric lighting. D. Tavares reiterated that the objective is to simplify the overall building and make it cost effective, following standard construction details. N. Ginsburg agreed that simplifying the building would be beneficial. D. Tavares mentioned that there will be one more round of cost estimating during the construction document phase and that by addressing these items now will minimize the need for major changes in the design prior to bid.
10. The building committee with input from D. Cabral and S. Cadime directed the project team to make the following changes:
 - i. Items 1 & 2: Transoms above windows will remain in the project, but the windows will be shortened to be above desk height and the Foreman's Office will have 1 window on each wall instead of 2.
 - ii. Item 3: Reduce quantity of translucent panels in garage would be reviewed by BTGA, they suggested leaving clerestory windows is more beneficial than translucent panels.
 - iii. Items 7 and 8: Sunshades and Graphic Wall covering would be removed.
 - iv. Item 12: The Office doors and sidelight glazing will be reduced to half height.
 - v. Item 13: Metal stairs and access door to the administration roof will be removed; an access ladder and roof hatch will be provided in the custodial closet.
 - vi. Item 15: The barn pedestrian door will be moved to the side of the building and overall width of the building reduced.
 - vii. Items 17, 18, 19: Remove casework above refrigerator, all skylights, and concrete pads under picnic tables.
 - viii. Items 21 & 22: Reduce proposed landscaping around American Legion parking lot, all foundation plantings and unnecessary vegetation around building.
 - ix. Item 23: Remove masonry retaining wall along property line once confirmed by the civil engineer.
 - x. Item 25: BTGA will review width of driveway at the mechanics bays to confirm if it could be reduced without impacting operations.
 - xi. Items 26-33, 35: BTGA to review all items to confirm if they can be removed or reduced. Eliminate the reclaimed granite, at the decorative garden by the flagpole.
 - xii. Item 34: BTGA will review if shifting the administration building to align with the garage columns would provide savings and simplify construction.
 - xiii. Items 38-39: BTGA will confirm mechanical, electrical and data room sizes based on equipment needs. The Building Committee agreed that the Data Room should be moved for direct access from the administration hallway.

C. Architects Report:

1. N. Ginsburg congratulated the Building Committee on getting positive feedback from the Board of Selectman.
2. BTGA and CGA are meeting with the civil, structural, and geotechnical engineers on May 20, 2024 to discuss the site related issues. The meeting is to clarify the volume of trash that needs to be relocated and understand the engineers' reasoning if additional investigation is needed. The test pits at the fueling station and salt shed confirm they will be constructed in the trash

area, which was previously understood. The geotechnical engineer recommended conducting additional borings since the test pits dug to 15' were still in fill material and not to virgin soil. D. Tavares explained there are alternatives to removing the unsuitable soils under the building and backfilling with structural fill. Geotechnical aggregate piers can be used to stiffen the soil making it suitable for construction. He explained aggregate piers were used on a previous project in Taunton due to poor soil conditions and that the geotechnical engineer confirmed their calculations resulted in the potential for soil liquefaction during seismic activity. CGA reiterated that this option will be reviewed for the unsuitable soil conditions and that building construction will not take place on trash.

D. Review and Approve Invoices

Kevin Hurst made the motion to recommend CGA's Invoice DPW-013 in the amount of \$22,000 for S. Cadime's approval. The motion was seconded by Ed Monigan. The vote was unanimously approved.

E. Review and Approve Meeting Minutes:

Kevin Hurst made the motion to approve meeting minutes from 05/01/24. The vote was seconded by Ed Monigan. The vote was unanimously approved.

F. Other topics not reasonable anticipated by the Chairman 48 hours before the meeting:

None.

G. Public Comment: None.

H. Schedule Next Meetings: June 12, 2024 and July 10, 2024 to approve the prequalified contractors.

I. Adjournment: M. Pozzi adjourned the meeting at 5:29PM.