

TOWN OF SEEKONK
DEPARTMENT OF PUBLIC WORKS BUILDING COMMITTEE

DATE: Wednesday, June 12, 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; Edward Monigan, Kevin Hurst

Absent: Michael Gagne, Michelle Hines

Attendees: Marybeth Carney, CGA Project Management (CGA); Dan Tavares, (CGA)

A. **Call to Order:** Chairman John Pozzi opened the Building Committee meeting 4:39 PM.

B. **OPM Report:**

1. CGA provided updates on activities held since the previous Building Committee meeting.
2. CGA and BTGA had met several times, focusing on structural and geotechnical investigations. Although the test pits dug by the DPW provided information regarding the subsurface soil conditions, additional borings within the building footprint were done on 6/7/24 to identify the depth of fill. The initial boring investigation included areas outside of the building footprint, whereas the most recent ones were focused within the building area. The cost of this additional work is covered by BTGA's contract. The geotechnical engineer recommended removing all trash 18" below pavement subsurface and using a biaxial grid to strengthen the soil. K. Hurst reported that the DPW uses biaxial grid to repair roadway surfaces. CGA explained that grid spreads exerted pressure over a larger area, therefore strengthens pavement, but does not eliminate all settlement. Future road repairs and/or replacement should be expected.
3. There were twelve General Contractor and ninety Filed-Sub Bid Contractor Statement of Qualifications received. The prequalification subcommittee met on June 6th and divided out the trades for evaluation. Each member would review the General Contractors independently. The goal is to have the evaluations completed for Building Committee approval in July. CGA shared the list of Contractor Submitted Statement of Qualifications, noting a great response with coverage in all categories.
4. The septic test pit and perk test reports are still pending. BTGA is working with their engineers to get this information.
5. The garage size and project bid alternate options were reviewed with D. Cabral and S. Cadime. They agreed that if reducing the size of the garage did not provide substantial savings, it would not be worth sacrificing the storage. The building committee agreed. CGA still recommends having a bid alternate where the fueling station and salt shed were to remain on the Taunton Avenue site. There is one more set of cost estimates for the Construction Documents when the

building committee could decide if the alternate would be beneficial. J. Pozzi agreed that not providing this option would be a disservice to the town.

6. A meeting was held with Gannet Fleming and Casali Engineering to discuss fueling station options and the daily vehicle traffic counts. D. Cabral approved a single-sourced package design, which included the structure, canopy, software management, pumps and other equipment instead of customizing and independently picking equipment for the system. D. Cabral confirmed that the DPW property would not have 100-trips during the peak hours, which eliminated the need for an “expanded traffic study”.
7. D. Tavares explained that the original Designer Contract did not include structural and electrical engineering for the covered storage and barn. BTGA obtained proposals from engineering firms for this work and submitted an Additional Services Request with their markup that totals \$24,773. Electrical engineering is limited to power and lighting in the barn, and structural engineering covers the foundations and slabs for both buildings. CGA and BTGA reviewed the preconstruction budget and determined they could reallocate A&E allowances to cover these services. CGA explained that the MassDOT permitting process for the South End Fire Station project was approximately \$2,000, therefore that allowance was reduced from \$20,000 to \$5,000. The expanded Traffic Study allowance of \$10,000 was eliminated. Making these changes increased the project contingency to \$9,191.
8. Community outreach is still pending. The local newspaper reported that the project cost was \$39 million. The Building Committee agreed that using social media to inform residents would be beneficial. They discussed using local digital signs to direct residents where to get project information and putting a flyer in The Reporter, which goes to all households in Seekonk. The flyer could have a QR code to direct people to the website. CGA recommends presenting the project to the local boards, including the Finance Committee. Providing facts and explaining why the project needs to be done.
9. CGA presented the project schedule through Town Meeting vote and ballot referendum. Code officials review is scheduled with the Building Inspector and the Fire Department on July 17, 2024. Conservation Commission and Planning Board meetings are pending. The joint Board of Selectman meeting was recommended for 8/06/24 prior to going out bid on 8/14/24.
10. CGA explained that projects now use electronic bidding instead of paper and contractors are used to doing this. There will be two bid openings, one for subcontractors and two weeks later for General Contractors. CGA would get pricing to share with the Building Committee.
11. J. Pozzi asked if trash left in place next to the building foundation would cause methane gas in the building. CGA explained that the trash would not be under the building, and there was an angle of repose extended from the top of the foundation away from the building where structural fill will be used that should prevent that from occurring. It was mentioned that the landfill has never been vented. K. Hurst does not believe this will be an issue. CGA will have BTGA confirm with their geoenvironmental engineer (CDW) if venting systems are needed and confirm what needs to be incorporated in the project specifications.

C. Architects Report:

1. There was no Architect’s report.

D. Review and Approve Invoices

K. Hurst made the motion to recommend CGA’s Invoice DPW-014 in the amount of \$30,000, BTGA Invoice 12075 in the amount of \$64,974, BTGA Invoice 12107 in the amount of

\$110,876.80, NV5 Invoice 38207 in the amount of \$616, and NV5 Invoice 388711 in the amount of \$88 for S. Cadime's approval. The motion was seconded by Ed Monigan. The vote was unanimously approved.

E. Review and Approve Meeting Minutes:

Ed Monigan made the motion to approve meeting minutes from 5/08/24 and 5/15/24. The vote was seconded by Kevin Hurst. The vote was unanimously approved.

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

CGA recommended Brewster Thornton's Additional Services Request in the amount of \$24,773 for building committee consideration. D. Tavares explained that the geotechnical specifications work cost of \$3,000 should be covered by BTGA's base contract. K. Hurst made the recommendation to approve the Additional Service Request from BTGA, pending S. Cadime approval. The motion was seconded by Ed Monigan. The vote was unanimously approved.

G. Public Comment: None.

H. Schedule Next Meetings:

July 17, 2024, to approve the prequalified contractors and review the final cost estimate and budget. J. Pozzi agreed to the summer meetings starting at 4PM.

I. Adjournment: J. Pozzi adjourned the meeting at 5:40 PM.