

SEEKONK DPW COMPLEX BUILDING COMMITTEE

04.10.2024

➤ **UPDATES, DISCUSSIONS and ACTION ITEMS:**

- Design Development drawing review meetings were held with the project team and town representatives. The Commissioning Agent also reviewed the mechanical, electrical, and plumbing (MEP) systems and issued comments to the team.
- Following up from the previous meeting, CGA was able to ascertain that per the Massachusetts government website, the Building Code is required to be updated every three years to be consistent with International Energy Conservation Code (IECC). The website states that “the ‘Stretch Code’ is typically updated every few years, with the most recent update to take effect in 2023.” Based on this information, it should not affect the timing of pulling permits for this project.
- Septic System test pits and perk tests were conducted on 4/03/24 and witnessed by the Board of Health and the civil engineer. The report is pending, but the health agent was satisfied with the results. Also, it is important to note that no trash was found at the test pits.
- Additional test pits within the building footprint, salt shed, fueling station and roadways are scheduled to occur the week of 4/22/24.
- The prequalification committee met on 4/03/24 to discuss the process and evaluation criteria. CGA will draft the Request for Qualifications (RFQ) and the Statement of Qualifications (SOQ) for the prequalification committee to review prior to posting in the Central Register on 4/25/24. Contractor and filed sub-bid subcontractors Statements of Qualifications (SOQ) will be due by 5/22/24. The prequalification committee will conduct reviews and the evaluations will be brought to the Building Committee for approval at the July 2024 meeting.
- An informational meeting for abutters was held on 4/03/24 at the Seekonk Senior Center which was attended by three property owners. An overview of the project including building and site designs was presented. The neighbors asked questions and expressed concern with the 50’ buffer between property line and building, as well as potential sound transmission and devaluation of their property.
- The Zoning Board of Appeals (ZBA) application was submitted on 3/18/24 and a letter from the town was issued on 3/15/24 denying the request to construct the proposed DPW building on this property stating that a Special Permit is required for all Zoning Districts for Municipal use. The town went before the ZBA at their 4/8/24 meeting to appeal this decision. Joe Casali Engineering and BTGA presented the project which was opened for public comment. Several neighbors expressed concern with the location of the building in proximity to their property line, noise, vehicle idling, fumes, vegetation screening, and devaluation of their property which were addressed by the project team, M. Hines, and D. Cabral. Following the hearing, the ZBA approved the request and granted permission for the construction of the new building with the stipulation that the town commits to locating the building as far from the neighboring property following the new geotechnical test pit investigations.

- **Design Development Cost Estimates:** The Design Development documents were released to the cost estimators and commissioning agent on 3/22/24. Draft cost estimates were issued on 4/05/24, and a cost reconciliation meeting occurred on 4/08/24. The reconciled estimates were approximately \$500k apart with Keough at \$35M and PM&C at \$34.5M. Taking the average of the two, this increased the total project budget to approximately \$38M. The project team is identifying possible cost reduction options to get closer to the SD budget of \$30M, which may be unattainable without significant changes to the project scope. Please reference the attached spreadsheets for cost information and budget.

➤ **ANTICIPATED PROJECT SCHEDULE (subject to change):**

- **Jun 23 – Aug 23:** PROGRAMMING/SITE INVESTIGATIONS (3m)
- **Sep 23 – Dec 23:** SCHEMATIC DESIGN (SD) (4m)
- **Jan 24 – Apr 24:** DESIGN DEVELOPMENT (DD) (4m)
 - 02/21/24: Building Committee Meeting
 - **03/13/24:** Building Committee Meeting (Establish Prequal. Committee)
 - 03/22/24: Submit DD Documents to Cost Estimators
 - 03/25/24: Start DD Cost Estimating
 - 04/01/24: Start Contractor Prequalification Process (3m)
 - 04/03/24: Abutter Information Meeting
 - 04/05/24: Receive Draft DD Estimates
 - 04/08/24: Cost Estimate Reconciliation Meeting
 - 04/08/24: ZBA Hearing
 - **04/10/24:** Building Committee Meeting (Review Cost Estimates/Budget)
 - **04/17/24:** Building Committee Meeting (Review VE Options/Budget)??
 - 04/23/24: Finalize DD Documents
 - **04/24/24:** Building Committee Meeting (Approve DD)
 - **05/08/24:** Joint Building Committee/Board of Selectmen Presentation
- **May 24 – Aug 24:** CONSTRUCTION DOCUMENTS (CD) & PREQUAL (4m)
- **Aug 24 – Sep 24:** CONTRACTOR BIDDING (2m)
- **Oct 24 – Nov 24:** TOWN MEETING/REFERENDUM/AWARD GC CONTRACT (2m)
- **Dec 24 – May 26:** CONSTRUCTION & PROJECT CLOSEOUT (18m)
- **June 2026:** OCCUPY NEW BUILDING

➤ **INVOICES (see attached):**

- BTGA: Invoice 11997 in the amount of \$121,745.89
- CGA: Invoice DPW-012 in the amount of \$22,000.

➤ **PRECONSTRUCTION PROJECT BUDGET & CASH FLOW REPORT:**

Project Budget	Budget	Billed to Date	Balance
OPM Basic Services	\$ 306,000.00	\$ 142,000.00	\$ 164,000.00
A&E: Basic Services	\$ 1,130,536.00	\$ 641,987.58	\$ 488,548.42
A&E Allowances:			
<i>Conservation Permitting</i>	\$ 5,000.00	\$ -	\$ 5,000.00
<i>Wetland Flagging</i>	\$ 1,500.00	\$ 1,500.00	\$ -
<i>MA DOT Permitting</i>	\$ 20,000.00	\$ -	\$ 20,000.00
<i>Expanded Traffic Study</i>	\$ 10,000.00	\$ -	\$ 10,000.00
<i>Geotech CD Specifications</i>	\$ 3,000.00	\$ -	\$ 3,000.00
Commissioning Agent	\$ 15,000.00		
Available Contingency	\$ 8,964.00		
Budget Subtotal	\$ 1,500,000.00	\$ 785,487.58	\$ 714,512.42

➤ **PROPOSED BUILDING COMMITTEE MEETING DATES:**

- 04/17/24 (Review VE Options & Budget)?
- 04/24/24 (Approved DD Documents)
- 05/08/24 Joint Building Committee/Board of Selectmen Presentation