

FINAL

West Natick Fire Station Update

Mr. Patrick Hayes provided an update on the West Natick Fire Station. The project is about 85-90% complete with electrical and exterior work continuing. Most of the plumbing, HVAC and interior work is done. There are a few specific things that are not done yet because they're tied to critical path, which I'll get to in a second. Those things are like some final electrical lighting, testing, the commissioning of the building, ceiling work, final floor, and in some areas, those who are yet to be done, the garage doors are up. The epoxy resin floor will go down in the next couple of weeks. Substantial completion is expected by the middle of April, one month later than expected and I'll touch on that in a minute and the impacts to that from a budgeting perspective. This project started way back when with a budget of \$16,785,000 and change. When we went out to bid, the bids came out very favorably for us and it allowed us to start the project with a \$2.2 million contingency. And that contingency was spread out across a number of different line items for hard costs, construction and soft costs and things. As Mr. Evans mentioned, somewhat fortuitously, that Kennedy Middle School didn't find any asbestos when they started their demolition. Unfortunately, when we started our project, the project did find asbestos and we were required to remove the asbestos and remediate the property. The net effect of that was we spent about \$1.65 million in contingency for asbestos mitigation and delay claims from our general contractor and our subcontractors. We spent an additional \$500,000 from contingency for the longer duration of the project staff, our professional staff, the Owner's Project Manager (OPM), the architect, and some of our engineering people. At this juncture, about 85 to 90%, complete for Phase one, and still with a small Phase two to do our financials look okay, but not great. We expect at this point, \$16,450,000 that is already spent or earmarked to be spent, we have about another \$93,000 in change orders that we expect to hear and approve - they've already been vetted pretty strenuously. That leaves us with a running contingency number of only about \$200,000 at this point to, to finish up Phase one and get into Phase two. We are also another month behind schedule and where we thought we were two months ago. The specific and single driver to this delay is EverSource who committed to delivering us a transformer by the middle of December and having permanent power turned on. By the middle of January, we got our transformer but they finally showed in February and we finally got permanent power turned on basically this week. So we have a 35 day delay that took our final or substantial completion date of the station from March 12 to the middle of April which is going to cost us somewhere between \$80,000 to \$120,000 of additional expenses for delay claims and things (that's a forecast, not a hard number). I'm sharing this information because you'll see a warrant article from the Select Board to appropriate contingency funds for the completion of the Fire Station. Hopefully, with no other problems occurring, we expect to have the station open, fully commissioned and ready to go sometime in mid-April and the station will be open for business in early May. Chief Lentini noted in our last meeting that for the Fire Department to become operational, it's pretty complex. They need to pull the Engine 4 out of the old station and three firefighters are on that pull-out and they go into a new driveway next door, back the engine in and drive it into the bay. May through August is Phase 2 which includes demolition of the old building. We believe that is free and clear of asbestos, but we're not 100% certain and we have to dig a big hole in the ground to remove the basement, dig a big hole in the ground to put in a stormwater

retention tank and cover that over and finish the blacktop access to Speen Street where the curb cuts are now. We then put in the neighborhood pocket park on the old building site and we hope to complete Phase 2 by September.

Mr. Evans thanked Mr. Hayes for all the many hours he has spent on this project addressing the complicated issues that arouse and really tested people on that building committee.

Ms. Wollschlager provided an update on the town administrator screening committee. We decided not to move forward with the sole RFP that we put forward on the project for a consultant to help us. On Tuesday, we spoke with a representative from the Collins Center at UMass. They are an assessment tool that we have used previously in the town and they have assisted many municipalities within the state and conducted Town Administrator searches and other searches for other positions within the Commonwealth and they've also branched out outside state lines. We had a long discussion with the representative – they put together a proposal that cost \$12,000 and the Committee looked favorably on that and voted to recommend that the Select Board accept that proposal. The Select Board is meeting next week and hopefully that will be on their agenda and we can move forward with the project with the Collins Center. In the meantime, our committee members have been interviewing town department heads and other stakeholders within town. We are in the process of compiling all of those inputs. And we'll use that into coming up with a profile of what we want in a candidate.

Mr. Linehan moved to adjourn, seconded by Mr. Evans, voted 11 – 0 – 0

Roll-call vote:

Mr. Coburn = yes

Mr. DeLuca = yes

Mr. Evans = yes

Mr. Gillenwater= yes

Mr. Grome = yes

Mr. LaFleur = yes

Mr. Linehan = yes

Mr. Pope = yes

Mr. Rooney = yes

Mr. Scurlock = yes

Ms. Wollschlager = yes

MEETING ADJOURNED 8:45 PM