

Pepperell Building Committee

Meeting Minutes

Monday, March 14, 2023

1.0 Call to order

The meeting was called to Order by C. Lundeen at 6:31 pm via Go to Meeting.

2.0 Attendees

2.1 Present

Catherine Lundeen, Taya Dixon Mullane, David Stairs, Andrew MacLean, David Scott, David Querze, Joe LoBuono

Project Team: Bryan Fors (Vertex); Rebecca Hopkins (Tecton)

Others: Dave Pease (Pepperell Comm Media); M. Quinton Cutler

2.2 Absent

Brian Borneman

3.0 Project Update B. Fors provided an update on bidding. There was a site walk last week with bidders, and multiple RFIs being submitted. Vertex and Tecton are working on responses. All pre-qualified bidders have requested plans, and a second addendum to be issued at end of the day tomorrow. Sub-bids due on 3/20. Sub-bids will be compared to the last estimate. GC bids due two weeks later. GCs typically take lowest bids, and then add in site work, framing, General Conditions and General Requirements. Vertex will put together total project cost budget. To review bids, Vertex suggests another building committee meeting prior to the April public meeting. R. Hopkins noted that if we need to extend filed sub-bids due to questions, could do it for a short numbers of days, but should not extend unless questions have heavy impact on scope. B. Fors referenced one recent question on the schedule for the GC related to enabling work and project construction, and Vertex believes there is enough time to complete the work, but do believe there is a need to extend the total construction period of Phase 2 by three months, and reduced Phase 3 by one month. The project team will work with the GC selected at the beginning of the project to get long lead time items addressed ASAP due to supply chain issues. Goal is to complete Phase 3 in April 2025 if all goes as planned. There could be a slight extension for landscaping due to weather conditions. A question also came in on Builders Risk Insurance, and Vertex recommend the Town do this to get the best rates and will work with A. MacLean to do this.

3.0 Presentation Review

C. Lundeen – Expect questions on PFAS and the size and cost of the building, and should also address the time lines. A. MacLean confirmed upcoming milestone dates - Ballot date in June 12. Bids must be awarded by June 29. R. Hopkins noted that Phase 2 can commence concurrent with Phase 1, but Phase 2 must be completed before Phase 3 can commence. C. Lundeen – deficiencies within buildings should be included in the materials provided at the Thursday meeting. B. Fors – Referenced that after the recent fire, hoses were drying in apparatus bay because there is nowhere to hang them. A. MacLean – has notes from last meeting and will share to create FAQ related to points on operationally affordable, maintainable and sustainable. T. Dixon Mullane – the audience will likely want to know about the existing conditions and how it affects response time and staff. B. Fors – Will ask the chiefs to talk about their experiences at the meeting. T. Dixon Mullane – noted the good discussion last time on the cost saving efforts throughout the whole project. D. Stairs – recommended continuing discussion of costs associated with building a public safety building – HVAC, ballistics, etc. B. Fors – reference public buildings require prevailing wage which is greater than a traditional commercial building. R. Hopkins – PFAS update – had discussed third round of DEP required testing, and is expecting to receive testing results tomorrow. They will review results right away and make any updates to the plans as needed. A. MacLean – do not know now what the source of the well contamination is yes. This is associated with ground contamination. R. Hopkins – the investigations are identifying extent of contaminated soil that must be removed from the site. A. MacLean – town also needs to address PFAS associated with entire contaminated areas. EPA issued recommended national limits and have asked for public input with intent to finalize regulations by end of Calendar year. A. MacLean will share report from engineers about the site.

3.0 Approval of Minutes

Motion to approve minutes of 2/13/23 by T. Dixon Mullane, seconded by J. LoBuono, unanimously approved by the Building Committee.

4.0 Approval of Invoices

Motion to approve invoices A. MacLean dated 1/31/23 for Tecton in the amount of \$105,000 and Vertex in the amount of \$7,282.25. Motion was seconded by D. Stairs. Unanimously approved by the Building Committee. Motion by A. MacLean for invoices dated 2/28/23 in the amount of \$70,000 for Tecton and \$12,988.75 for Vertex. Motion seconded by J. LoBuono. Unanimously approved by the Building Committee.

5.0 General Project Discussion R/T Town Meeting

School Committee is seeking over \$2M in this year's budget – possibly proposing tax override for \$1.7M which is Pepperell's share of the budget. Special elections are on 4/24. Select Board in agreement that if school asks for tax override, town cannot deny it, but it can request it be put it on the June ballot. C. Lundeen notes the School Committee should go to Town

Meeting, then go to the ballot – shouldn't have the vote on override in ballot before voting on town meeting budget. A. MacLean – will speak with other towns regarding the April 24th local elections and could ask them to move this vote to June, but a special election will cost additional dollars. The Building Committee directed the town administrator request Townsend and Ashby hold their special election on June 12, 2023 to coincide with Pepperell's special election and have superintendent present their request at the Special Town Meeting. Motion seconded by D. Querze, and unanimously approved by Building Committee.

6.0 Adjournment

Motion to adjourn by D. Stairs at 7:47 pm; seconded by A. MacLean. Unanimously approved by Building Committee.