

MEMO OF OAC AND BUILDING COMMITTEE MEETING NO. 61

CONSTRUCTION PHASE

PROJECT: Chilmark Firehouse and EMS Headquarters
DATE: June 6, 2023
LOCATION: Remote
ATTENDING: Bill Rossi, Chairman
Tim Rich
Alison Kisselgof
Chief Jeremy Bradshaw, Fire
Chief Ben Retmier, EMS
Tom Shevory, D/JKS
Michael Owen, CHA
Aditya Modi, CHA
Jerry Thiboutot, K+K Architects

The following is a record of the above-referenced meeting.

Discussion:

1. Meeting called to Order.
2. Chairperson update on last night's Special Town Meeting.
 - a. Money was approved for a new Ambulance; portion of the money to be moved to Fire and EMS HQ's contingency fund.
3. EMS septic system clay removal from site conversations during meeting:
 - a. Rough numbers for septic clay removal are approx. \$43,000.00.
 - b. Mike noted that he needs to look closer at the numbers as he only received them late last night.
4. Adi shared current figures: \$126,353.00 remaining in contingency, this is prior to last week's COR request approvals. Further discussion of monies available took place:
 - a. COR 30, 49R, 53 and 63, which leaves a total of \$92,467.00 which does not include the \$57,000.00 from last night.
 - b. The committee has approx. \$150k remaining in contingency monies.
 - c. Bill noted that would mean we have \$100k remaining after installing the epoxy flooring at both App Bays.
 - d. Adi noted the Committee have not committed to any additional change orders at this time, however there are a couple PCO's remaining, the new Town Hall sign and the Epoxy flooring. Additional PCO's are Town Hall Ramp repair and monies we should get back, for example, the filter fabric being deleted from project under the gravel parking areas.
 - e. Bill and Mike believe that the Committee should hold off on sealing the app bay floors at this time.
 - f. Bill noted that they received an invoice for approximately \$20k for well drilling, Mike said that money has already been accounted for in the budget.

- g. Mike noted that the project received approval for the EV grant this past Friday, he needs to follow up on that.
 - h. Mike recommends holding off any new monies being spent for a couple of weeks as CHA works out some final items related to the project.
 - i. Bill asked the status of the steel bent monies; Mike said that DBJKS and the Town have paid their thirds, K+K and CHA still working out the last third.
5. Tom S noted that paint could be available for the app bay floors within a few days. It isn't a long lead time.
 6. Mike asked Tom to reconcile the remaining change orders prior to next week's Building Committee meeting.
 7. Tim R noted his concerns about paying for multiple items that should have been accounted for during design, like the soil on both sites and fire alarms missing in the original design in the EMS HQ's building.
 - a. Bill noted the two soil test samples on the EMS site were taken on each side of the vein of clay and it wasn't discovered until digging began for the septic system; Mike confirmed.
 - b. Tim R said that he watched the old ambulance addition installed and there shouldn't have been any surprises to find substandard soil on either site.
 - c. Mike O noted that when the EMS facility foundation was dug out no clay was found, it wasn't found until they did the septic; Farland dug down 23 feet before stopping.
 - d. Mike O further noted that the numbers have taken so long to put together for the site work because they (Farland and DBJKS) have been pulling all their costs together and it took time.
 - e. Tim R said he is concerned about additional costs due to electrical items as C.O.'s.
 - f. Mike assured Tim R and the Committee that he has been holding Tom and DBJKS accountable and keeping their costs tight and that they provide information on all change orders.
 8. Tim R is in favor of painting the App Bay floors.
 9. Bill R noted that at the end of the day the committee has enough money to finish this project and what they are committed to. The only items not clear are some miscellaneous electrical items and sink issue at EMS, Tom was asked if he could provide an estimate. Bill also noted that they had a contingency of 5% which is very low for a project this size.
 10. Mike explained that the sink and faucet at the EMS have been illustrated on all the drawings including the plumbing drawings, only the fixture schedule is incorrect; K+K have said that they are in the documents and the Town should not pay for them which is what Mike has explained to DBJKS at this time.
 11. Tom S. reminded everyone of some additional items:
 - a. that the Town Hall ramp repairs are still needed. Bill R said that the repairs will not be a part of this project, it will be paid for through the building maintenance account by the Town.
 - b. RFI 82 wiring of exhaust fan 1 and 2, Time and Materials, Tom to press the Electrician to get the price back to everyone as soon as possible.
 - c. EMS fire protection soffit additions.
 - d. RFI 90 exhaust fan controls, they are tracking Time and Materials.
 - e. Fire pump room alarming, scope missing from contract documents.
 - f. Finalize exterior signage, some things have been accounted for in the budget but still need to finish that, it includes adding to H.C. signs at EMS site.

- g. Tom noted that Mike asked the plumbing contractor to help wire the air compressor (Kaeser) in the Fire Station; Mike believes the Kaeser should be the same or less expensive to wire than the EMS compressor.
12. Bill asked Mike if he thinks there are any extra costs to this project that he can think of and that haven't already been accounted for.
- a. Tom S said he couldn't think of anything.
 - b. Bill R wants to make sure the committee has enough money and that there are no outstanding items / costs at the end of this project.
 - c. Tim R, asked at what point would we have learned about the soil issues?
 - d. Tim wants to know about the \$20k fire alarm system issue. Mike said that there would need to be an error and omissions claim through K+K's insurance. Mike noted that he spoke to someone else about this issue; if an item is an aggregate error then you can go after it, however if it's an item that is required to make the building function then either you pay for it early or pay for it later. Mike's opinion is not to get lawyers involved because it would cost more money.
 - e. Tim R asked a few more questions regarding litigation and not getting a final certificate of occupancy because the fire alarm system is not functioning properly.
 - f. Bill R said he spoke to Town Counsel about this project, Town Counsel said that he advised not to bring in Town Counsel on these items for the steel bent, and other items because he noted they were not in his opinion so significant in cost that it shouldn't just be settled.
 - g. Tim R voiced his disagreement regarding the costs going over.
 - h. Chief Bradshaw thinks things have been going well overall and he is okay with holding off the floor paint and noted there is still money in the contingency funds and wants to stay positive.
13. Next committee meeting Wednesday 6-14-23 after the weekly OAC meeting at 10:30. Alison will schedule the meeting room for both meetings.
14. Mike asked Tom to get together with him to put numbers together for the next week's meeting following this meeting.
15. The meeting ended at approximately 8:35am.

Submitted by:
Jerry Thiboutot
KEENAN + KENNY ARCHITECTS, LTD.