

Designer Selection Committee
Thursday, December 5, 2019
6:00 p.m.

TOWN OF AVON

2020 FEB 19 A 7:48

In Attendance:

Tracy Self, Chair
Elaine Dombrosky
Chuck Comeau
Alex Sinclair
Jay Suzor

Guests:

Jeff Bukunt, Avon's Police Chief
Joseph Lalli, Avon's Town Counsel
Bob Spurr, Avon's Fire Chief
Mike Josefek, ACG
Don Velozo, ACG
Mark Saccoccio, Saccoccio & Associates
Stephen Hallissey, Avon's Deputy Fire Chief
Kyle Robinson, Saccoccio & Associates

The Avon Designer Selection Committee met at Town Hall on Thursday evening, December 5, 2019, at 6:00 p.m.

Elaine Dombrosky called the meeting to order. Tonight's meeting was going to be two-fold. The first part was going to be dedicated to the discussion of the final Change Orders for the Police Station and the second part was going to be dedicated to the Fire Station.

Attorney Lalli began and went through the letter (dated November 18, 2019), which was sent to his office from Page Construction regarding the Change Orders that are in dispute. Attorney Lalli said the Change Orders are basically not a legal issue. He looked at it in three ways (his interpretation).

- 1) Violation of Change Orders
- 2) Change Orders were followed, but some things were done differently
- 3) There was a Change Order, but there was a misunderstanding

What happens now? Attorney Lalli said anything under \$10,000 was not worth litigating. What do you do? He said his job was to do what the Committee wants. He stressed to everyone that all of this is costing money. He asked the Committee if they could come to a middle ground. It costs us and Page to litigate. He did note that there has been issues with this contractor. He asked the Committee if these Change Orders can be litigated.

Chuck Comeau spoke up and said the Committee and ACG had already gone through the Change Orders in question and said they had reached a middle ground on them. Chuck explained to Attorney Lalli what they had discussed by going through them all line by line.

The following PCO's are the ones that Page took exception to:

1. PCO #38 - Temporary Electric; \$9,087.43. Mike Josefek explained the temporary electric bill, which was fuzzy. He talked about what we paid and what Page should pay. He said the Town had already paid \$14,392.42 and Page had a claim for \$9,087.43. Mike said that Page

feels the Town should pay all of shut off. Mike and Don read the contract as to what the Contractor provides. We picked up 60% of the bill. It was decided that they need to get copies of all of the bills and they will not pay the \$9,087.43 right now until they have a chance to look at the bills.

2. The next line item #56 - PCO #83RI - POE Hardware. This has to do with Electrified Lock Sets; Page said the Town owes him \$4,400, but he would settle for \$2,200. He noted that CBI and Page discussed the issue and mutually agreed to discount the original amount of \$4,416.55.
3. Line item #58 - PCO 87RI - Rock Excavation; \$3,069.75. How much did they charge us for the soil? That is a question that Page has to answer. There is a PO for the soil.
4. Line item #63 - PCO #94 - Circular Entrance Curbing; \$2,830.01. This PCO was generated from a response to RFI #127 - Flagpole Curb. This came after the job was done. There was no official Change Order - no notification this was coming. A dead issue.
5. Line item #67 - Clerk of Works Overtime Credit. It appears that 6.5 hours on 10/07/18 was incorrectly listed. The revised hours should be a total of 23 hours. The rate of the Clerk of the Works is \$128/hour, not \$150/hour. (\$2,944 back-charged.)
6. Line item #68 - Electrical Invoices; National Grid. Page requested the invoices for May 30, 2019 in the amount of \$6,682.52 and the invoice for June 26, 2019 in the amount of \$7,709.90 be forwarded to Page for review.
7. Line item #71 - Natural Gas - Columbia Gas Expenses. Page requested the invoice for June 11, 2019 in the amount of \$377.59 and the invoice for July 11, 2019 in the amount of \$235.35 be forwarded to Page for review.
8. Electrical PCO's - Reference to PCO #97 in which all outstanding PCO's were listed and a discount was deducted. M-V Electric has requested a written explanation as to the Town's rejection of PCO #77 and/or PCO #97.

At the end of Page's letter, he requested the Committee prepare a final Change Order #9 for a total amount of \$27,573.30.

After going through Page's letter and discussing all of the items Page took exception to, it was decided that they need to go through all of the bills. Regarding heat - Page should not have used the electricity for heat, fans, etc. Anything over 15 amps is his responsibility. \$3,250 is what's owed to him - they need all of the documentation. It was decided to send him a letter and tell him they should have a meeting on all of this and offer him the \$3,250. Attorney Lalli said there should be no mediation - we'll go right to court. Don said Page owes all electric up to Substantial Completion. Tracy said she will get a copy of all of the bills and get them to Don.

Don now brought up the hand dryers. He brought up the fact that there was back-up from the new toilets. It appears that people were putting their hand towels into the toilets and not in the waste baskets. They need to be replaced. The solution was to put in hand dryers. The total for the hand dryers for the Police came to \$5,488 and for the Public came to \$1,034 for a grand total of \$6,522.

Jay Suzor made the motion to accept the proposal for \$6,522 for six hand dryers. Alex Sinclair seconded the motion. There was no discussion and the motion carried unanimously.

With no other items to be discussed for the Police Station, Chief Bukunt left at 7:40 p.m.

The meeting now continued for the Fire Station, but first Tracy wanted to approve the Meeting Minutes of June 27, 2019; August 22, 2019; September 26, 2019 and October 24, 2019. She asked if anyone had any questions or comments on any of the Minutes. No one did so she asked if someone would make a motion to approve the Minutes of June 27th. Jay Suzor made the motion to approve the Minutes. Alex Sinclair seconded the motion. There was no discussion. It was unanimous and the Minutes were approved as read.

The next Minutes to be approved were those of August 22nd. Jay Suzor made the motion to approve the Minutes. Alex Sinclair seconded the motion. There was no discussion. It was unanimous and the Minutes were approved as read.

The third Minutes to be approved were those of September 26th. Jay Suzor made the motion to approve the Minutes. Alex Sinclair seconded the motion. There was no discussion. It was unanimous and the Minutes were approved as read.

The final Minutes to be approved were those of October 24th. Jay Suzor made the motion to approve the Minutes. Alex Sinclair seconded the motion. There was no discussion. It was unanimous and the Minutes were approved as read.

Tracy now turned the meeting over to Don Velozo to review his previous Meeting Minutes. Don started with:

Item #4.1 - Budget. It is \$3,605,635. There was no change to this.

Item #3.4 - Schedule. The Committee was given Saccoccio's revised schedule. They are pretty much on track. The project design is to be completed by the end of February, 2020.

Item #6.0 - Budget. The furniture plan will be given to Chief Spurr who will get in touch with WB Mason for estimated pricing. The estimate will be used as the budget number.

Item #6.3 - Scope. Kyle spoke about the stairway. The truss design will allow 92' x 10' attic floor space with 8 ft. ceiling height. A wider area is available with 7'6" ceiling. Chief Spurr prefers a wider floor area and the lower ceiling.

Item #6.7 - Scope. A canopy is to be added over the rear door. Chuck also requested a canopy above the rear administration door.

Item #7.2 - Scope. Chuck requested that the IT room's window be infilled with brick demo'd to match.

Item #7.3 - Scope. Chuck requested to have IT, Security and Communication on separate drawings. Don said that this work should be part of the General Contractor's work to avoid any problems.

Item #7.4 - Scope. Everyone discussed signage, parking and the impact to visitor flow.

Item #7.5 - Scope. Chuck brought up windows and would prefer double hung. He said he would prefer not to use Pella.

Item #7.6 - Scope. Reflective glass was brought up over the apparatus bay doors.

Item #7.7 - Scope. Mike said the General Contractor will be required to provide all utilities during construction.

Item #7.8 - Scope. The direct fire heater in the apparatus bay should be replaced.

Item #7.9 - Permitting. Bob Borden is to get price proposals from 3 firms to do the Construction Document review. Mark would like a firm to be hired soon so that he can begin review information with the chosen firm. ACG will follow up.

Item #5.6 - Schedule. Borings - Mark will get a price to do more for the corners of the apparatus bay. It might cost \$3,000 or so. He will look into it. Geo-Tech was pretty good.

Item #7.10 - Schedule. The hydrant flow test is being scheduled by BER.

Item #7.11 - Environmental. Mark said they will get quotes for Complete Hazmat Study. No testing for PCB's is allowed.

Item #7.12 - Civil. Mark said Coneco recommends replacing the septic system because of its age. Coneco is scheduling a perc test and test pits with Avon's Health and Highway Departments.

Item #7.13 - Civil. Mark said parking is planned for 40-43 vehicles. Mike recommended 10' wide spaces to accommodate public utility trucks.

Item #7.14 - Civil. Saccoccio and Associates will make a presentation in front of the Planning Board on Thursday, January 9th, 2020.

Item #7.15 - Miscellaneous. The Committee is going to present to the Board of Selectmen on December 19th. At this time Saccoccio and Associates will present building elevation drawings.

It was at this time that Don brought up the Project Invoices to be approved. Tonight he had one for ACG for \$5,000 and one for Saccoccio & Associates for \$33,630, totaling \$38,630. Jay entertained a motion to approve the Invoices for \$38,630. Alex made the motion to approve the Invoices with Chuck seconding the motion. There was no discussion. It was unanimous and the motion carried.

The next Fire Station meeting was now scheduled. It will be held on Thursday evening, January 9, 2020, at 6:00 p.m., followed by the meeting with the Planning Board at 7:00 p.m.

With no other items to be discussed, Tracy adjourned the meeting at 9:11 p.m.