



Town of Plainville

COMMONWEALTH OF MASSACHUSETTS

Plainville Town Hall 142 South Street, PO Box 1717, Plainville, MA 02762

Phone: (508) 695-3010 Mon-Thurs 8:00am to 4:30pm, Mon Evenings 5:00pm to 8:00pm, Closed Fridays

PLAINVILLE PERMANENT BUILDING COMMITTEE

Members:

Jesse Wright, Chairman

Justin Alexander, Fire Chief

Mark Bertonassi, Building Inspector

Maggie Clark, School Committee

Jennifer Thompson, Town Manager

Luke Travis, Clerk

Thomas Kenyon

Meeting Minutes of March 29, 2017

Members Present: Maggie Clarke (Acting Chairman), Jennifer Thompson, Justin Alexander (Fire Chief), Mark Bertonassi (Building Inspector); Thomas Kenyon; Luke P Travis

Guests present: Kevin Witzell, Gregory Joynt– Kaestle Boos Architects
James Alfred (Chief of Police), Andrea Soucy, Jack Shepardson, Chris Yarmouth (Town Planner),

The Chairman called the meeting to order at 7:04PM

Kevin indicated that the 60% drawings have been given to the cost estimators with the hope that figures will be ready by the next meeting of the Committee. Two items are being held as add alternates to reduce cost estimate if necessary: eliminate one police car port and/or eliminate epoxy flooring in the fire bays. Justin stated that he would agree that the retention of the addition car port would be preferable over retaining the epoxy floor which could be completed at a later date. Kevin also indicated that if as construction progresses and the finances allow re inclusion of these items, a decision could be made to add them back.

Justin made a motion to make the elimination of the epoxy floor in the fire bay as the priority item for elimination if necessary.

This Motion was seconded and with 5:0:0 vote passed. Jennifer Thompson was not yet present.

Kevin stated that one of the bidders is required to provide additional financial information to fully qualify. Kevin stated that the estimators and the traffic engineer are recommending that the bid for the traffic lights be held as a separate bid from the general contract and that this item be put to bid towards the end of the project construction.

Kevin stated that the town will need to hire a Clerk of the Works to be on site when construction begins. He provided a job description to be used for posting this hire. Similarly, the town will need to hire a Commissioning Agent who will serve to examine compliance of the contractor with the design for certain mechanical systems and to test mechanical systems to be sure they operate as designed. The hiring process for these positions would begin before town meeting with actual hiring being contingent upon town meeting vote.

Kevin stated that discussions with the structural engineer may result in potential reductions in costs for structural construction in the fire bays by adding support columns that will not obstruct the intended use of the bays.



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Maggie stated that a public information session will be held at the Senior Center on Wednesday, April 12, 2017.

Jen stated that there were no further questions from the website.

Maggie made a motion to approve minutes for March 15, 2017.

This Motion was seconded and with 5:0:1 vote passed. Maggie abstained as she was not present for the entire meeting on March 15, 2017.

Stanley Widak asked if it might be more cost effective to have a separate contract for the demolition of the Old Wood School. Mark Bertonassi indicated that having one contractor do both the demolition and construction allows the contractor to take responsibility for both jobs and re-use material from the demolition that the GC may find usable for construction. Kevin also indicated that the time frame to begin construction on the project would not allow for a separate contractor to set up for demolition and complete demolition in time for the project to begin on time. Greg also indicated that due to the need for hazardous waste mitigation for the Old Wood School, it makes more sense for one contractor to take liability for the demolition and construction and be able to plan for re-use of material. Kevin also indicated that their fee would not change regardless of whether there would be a separate contractor for demolition.

Maggie asked if the Committee should start to consider the permanent signage for the project. It was decided that the Committee will discuss this at a future meeting. Greg indicated that electric conduits will be placed for future uses for signage or other uses.

Chris Yarworth stated that the cat shelter trailer will be relocated from the Old Wood School to the rear of the parking lot behind the existing town hall as a temporary measure until a permanent move is made. The cat shelter requires water, sewer and electric which the town will assist in hooking up.

Next meeting date set for 7:00 pm on Wednesday, April 5, 2017.

Motion to Adjourn was made.

This Motion was seconded and with 6:0:0 vote passed

Submitted by:

Luke P Travis