

WAKEFIELD PERMANENT BUILDING COMMITTEE
WAKEFIELD PUBLIC SAFETY MEETING MINUTES

Date:	Thursday, June 23, 2021
Location:	Virtual "Zoom" Meeting
Time:	7:00pm
Prepared BY:	Shane Nolan – LeftField PM

Name		Present
Joseph B. Bertrand	Chair, Permanent Building Committee	✓
Timothy Demers	Permanent Building Committee	x
Charles L. Tarbell	Permanent Building Committee	✓
Jason Cohen	Permanent Building Committee	✓
Janine R. Fabiano	Permanent Building Committee	✓
John McDonald	Permanent Building Committee	✓
Tom Galvin	Permanent Building Committee	✓
Marc Moccio	Permanent Building Committee	x
Philip Renzi	Permanent Building Committee	✓
Nasos Phillips	Permanent Building Committee (non-voting)	✓
Wayne Hardacker	Permanent Building Committee (non-voting)	✓
Steven Skory	Chief, Wakefield Police Department	✓
Craig Calabrese	Deputy Chief, Wakefield Police Department	x
Rick Dinanno	Wakefield Police Department	x
Michael Sullivan	Chief, Wakefield Fire Department	x
Tom Purcell	Deputy Chief, Wakefield Fire Department	x
Lynn Stapleton	Leftfield Project Management	✓
Shane Nolan	Leftfield Project Management	✓
Jim Rogers	Leftfield Project Management	x
Janet Slemenda	HKT Architects	✓
Any Dunlap	HKT Architects	x
Scott Woodward	HKT Architects	x
David Capaldo	Bond Building	✓
Greg Williamson	Bond Building	x
Dario Santiago	Bond Building	✓
Mike Beckley	Bond Building	x

I. Joe Bertrand opened the Public Safety portion of the meeting at approx. 6:45pm.

II. Public Safety Building Schedule

David Capaldo presented the proposed construction sequence and schedule. Phase 2A includes the Lobby Renovation to include the new Dispatch Center. There is some concern about the lead time of some of the critical equipment need to meet and maintain the schedule for Phase 2A. Bond Building is proposing to

move the start date for Phase 2A from December 2021 to March 2022. This will allow additional time to review and procure long lead items. Bond are also proposing to postpone Phase 1 3 Story Main Addition to March 2022. This will allow the original 12 month construction period to be maintained. This will also eliminate the need for early bid packages for Phase 1 and would allow the design to be 100% complete prior to any bidding.

Chip Tarbell asked about the possibility of pre purchasing of some of the critical equipment to maintain the December start date. Bond Building explained that this is a possibility but starting the 3 story addition early would extend the construction duration beyond 12 months and therefore increase the general conditions costs. It was also explained that the MEP disciplines need to be 100% complete before these trades are bid. Pre purchase of the equipment may lead to coordination and warranty issues. Early bid packages carry an inherent risk and therefore additional contingencies, and allowances are need to cover those risks. Bond, LeftField and HKT all felt that pushing the start date out would benefit the project and would not affect fees as there is often a dormant period between bidding and start of construction. The time between bidding and construction start would be used prepare and review shop drawings/submittals. After additional discussion, the PBC agreed with the approach to pushing the construction start date out as presented

III. Additional Service Request.

Bond Building has submitted an additional service request to provide laborer and supervision for exploratory for testing at the Public Safety Building as outlined in the proposal dated June 16, 2021.

Chip Tarbell made a motion to approve the Bonds request for additions service per the proposal dated June 16, 2021. Seconded by Tom Galvin. On a roll call motion was approved unanimously.

IV. Next Permanent Building Committee (Public Safety Building) was scheduled for July 8th, 2021 at 6:00pm.

Attachments:

- Bond Building Schedule Analysis and Schedules

Wakefield Public Safety - Overall Schedule Analysis

Current issue date for 100% CD (bid docs)	10/15/21
Typical Bidding Duration: 3 week duration	11/9/21 (bid due date)
Award and Sign Contracts: 2 week duration	11/23/21 (subs on board)
Shop Drawing/Submittal Prep: 3 week duration	12/14/21
Shop Drawing/submittal Approval: 3 week duration	1/4/22
Product/Material Lead times: 8 week duration	3/1/22
Product/Material Lead times: 12 week duration	3/29/22

- The Preliminary Project Schedule as included in the CMaR RFP identified a Construction Start Date as December 1, 2021, with a Substantial Completion date of November 30, 2022. (12mos)
- Based on the schedule noted above, it was understood that early packages for non-Trade bids for sitework, concrete and steel would be required in order to be able to meet the anticipated start date of construction of 12/1/21. (typical duration from bid docs to having material on site is 4+months – this would put the date for the early packages at August 27, 2021)
- Since the lobby renovations require work of Filed-Sub Trades (including equipment) immediately upon commencement of the phase, there is no possibility of being able to start this phase of the work until early March 2022.
- Therefore, starting the first renovation area on 3/14/22 or 3/21/22 is more realistic.
- Since starting the first renovation area in March is recommended, we should also look at the schedule for the addition:
 - Starting the addition in late fall/early winter of 2021, requires early packages for foundations/steel/sitework. As you know,
 - Doing this work during the winter months will require additional costs for winter conditions. (These costs are in the current estimate)
 - If we also looked to start the addition in March, it seems that the winter conditions costs savings would equalize any additional escalation (2.5 months +,-)
- **Therefore, BOND is recommending that the overall schedule for the WPS project push out to an early spring start, and keep the originally anticipated durations, which would also push out the date of substantial completion. Start Date: 3/14/22 and Substantial Completion Date of 3/13/21. (12mos)**

Wakefield Public Saftey - Phasing Schedule																																																																																																																																																																																																																																																																																			
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Date for 100% CD's does not allow for enough time to get any longer lead materials on site for this first renovation phase - will have domino-effect on the remaining phases

Wakefield Public Saftey - Phasing Schedule						2021							2022								2023												
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Proposed Alternate																																	
Phase 1 - Main Addition																																	
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[illegible]



**TOWN CLERK
WAKEFIELD, MA
2021 JUN 17 AM 9:01**

TOWN OF WAKEFIELD

PERMANENT BUILDING COMMITTEE

NOTICE OF MEETING

June 23rd, 2021 | 6:00 p.m.

Via Zoom: <https://us06web.zoom.us/j/87813693533?pwd=dFVUVzlsSmxxTnB1b1RYZ1RwamdpUT09>

Consistent with the Governor's orders extending certain provisions of the Open Meeting Law every effort will be made to allow the public to view and/or listen to the meeting in real time. Persons who wish to do so are invited to click on the following link <https://us06web.zoom.us/j/87813693533?pwd=dFVUVzlsSmxxTnB1b1RYZ1RwamdpUT09>. If you do not have a camera or microphone on your computer you may use the following dial in number: 1-312-626-6799 Meeting ID 878 1369 3533 Passcode 453480. Please only use dial in or computer and not both, as audio feedback will distort the meeting. This meeting will be audio and video recorded.

Item 1 | Call to Order

Item 2 | Updates

- A. Greenwood School.
- B. DPW.
- C. Public Safety Building schedule.

Item 3 | Matters Not Anticipated for Agenda

Item 4 | Adjournment

