

WAKEFIELD PERMANENT BUILDING COMMITTEE	WAKEFIELD PUBLIC SAFETY MEETING MINUTES
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Date:	Thursday, April 13, 2023
Location:	Virtual "Zoom" Meeting
Time:	7:00pm
Prepared BY:	Timothy Baker – LeftField PM

Name		Present
Joseph B. Bertrand	Chair, Permanent Building Committee	✓
Charles L. Tarbell	Permanent Building Committee	✓
Jason Cohen	Permanent Building Committee	x
John McDonald	Permanent Building Committee	✓
Tom Galvin	Permanent Building Committee	✓
Marc Moccio	Permanent Building Committee	✓
Philip Renzi	Permanent Building Committee	✓
Wayne Hardacker	Permanent Building Committee	✓
Richard Conway	Permanent Building Committee	✓
Steven Skory	Chief, Wakefield Police Department	✓
Craig Calabrese	Deputy Chief, Wakefield Police Department	✓
Scott Reboulet	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
Joe Conway	Director of Public Works	x
Lynn Stapleton	Leftfield Project Management	✓
Adam Keane	Leftfield Project Management	✓
Timothy Baker	Leftfield Project Management	✓
Jim Rogers	Leftfield Project Management	x
Janet Slemenda	HKT Architects	✓
Scott Woodward	HKT Architects	x
David Capaldo	Bond Building	✓
Jonathan Rossini	Bond Building	✓

1. Public Participation

There was no public participation.

2. Administrative Items

A) Meeting Minutes

The meeting minutes of the 03/15/23 Permanent Building Committee: Wakefield Public Safety Meeting were presented for review.

Chip Tarbell made a motion to approve the Wakefield Public Safety Meeting Minutes as presented. Seconded by Tom Galvin. Motion was approved unanimously.

B) Invoices

Seven (7) invoices in the total amount of \$496,347.85 for the Wakefield Public Safety Project were presented for review and approval.

- i) LeftField LLC Invoice #29 dated 03/31/23 in the amount of \$10,000.00 for OPM Services.
- ii) LeftField LLC Invoice #29 dated 03/31/23 in the amount of \$1,080.00 for Commissioning Services.
- iii) HKT Architects Invoice #27-022023 dated 04/10/23 in the amount of \$15,906.89 for Designer Services.
- iv) Bond Building Application for Payment #15 dated 03/31/23 in the amount of \$467,371.96 for March 2023 Construction Activities.
- v) Environments at Work Invoice #41601 dated 03/30/23 in the amount of \$1,409.00 for FF&E.
- vi) K Security Systems Invoice #17979 dated 02/17/23 in the amount of \$270.00 for Temporary System(s) Shutdown.
- vii) K Security Systems Invoice #17979 dated 03/11/23 in the amount of \$270.00 for Temporary System(s) Shutdown.

Chip Tarbell made a motion to approve LeftField LLC Invoice #29 dated 03/31/23 in the amount of \$18,500.00 for OPM Services.as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve LeftField LLC Invoice #29 dated 03/31/23 in the amount of \$1,080.00 Commissioning Services. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve HKT Architects Invoice #27-022023 dated 04/10/23 in the amount of \$15,906.89 for Designer Services. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve Bond Building Application for Payment #15 dated 03/31/23 in the amount of \$467,371.96 for March 2023 Construction Activities. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve Environments at Work #41601 dated 03/30/23 in the amount of \$1,409.00 for FF&E as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to K Security Systems Invoice #17979 dated 02/17/23 in the amount of \$270.00 for Temporary System(s) Shutdown presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to K Security Systems #17979 dated 03/11/23 in the amount of \$270.00 for Temporary System(s) Shutdown presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

C) Bond Change Order #14

Bond presented Change Order #14 to the PBC for review and approval. This change order total is \$64,937.00 consisting of (17) seventeen PCOs:

Item Description Amount

PCO-051	Contingency Draw - Premium Time for Saturday 08/06/2022 & 09/10/2022	\$0.00
PCO-075b	Allowance 03 - Existing GWB Patching	\$0.00
PCO-076	ASI 013 - RFI 150 - Addition Roof Drainage Redirection	\$ 34,063.00
PCO-095	RFI 172 - Phase 2B Roll Call - Plumbing Existing Conditions	\$4,276.00
PCO-098	RFI 179 - Lunch Room 107 Existing Gas Make Safe	\$1,575.00
PCO-109	RFI 180 - Evidence Process 107 - Existing Concrete Wall Condition	\$923.00
PCO-112	Roll Call & Lunch Room - Existing Electrical Updates	\$2,842.00
PCO-113	Griffin Electric Premium Time for Work - February 13 through 17	\$0.00
PCO-114	Sallyport Door Motors - Revised Wiring for Voltage	\$0.00
PCO-115	RFI 186 & 191 - Patrol Storage 210A & Detective Interview 212 Duct Modifications	1\$,680.00
PCO-118	RTU-1 & RTU-2 - Structure Curb Supports	\$16,573.00
PCO-120	RFI 189 - Women's Locker Room 104 - Exhaust Duct	\$1,735.00
PCO-121	RFI 174 - Sallyport Storage Rooms - HVAC Modifications	\$0.00
PCO-127	Auxiliary Outputs for Dispatch Workstation Connection	\$1,270.00
PCO-123	RFI 197 - Additional Lockers 108 - Flooring Infill	\$0.00
PCO-126	Builders Risk Policy Extension for Extended Schedule	\$0.00
PCO-129	Boiler Room - Capping Existing Louvers	\$0.00

Change Order Total: \$64,937.00

The cost of Bond Change Order #14 is \$64,937.00 and will be taken from the GMP Contingency. CO-#013 has been reviewed and approved by Leftfield and HKT Architects. All PCO's have previously been approved.

Chip Tarbell made a motion to approve Change Order #14 to the PBC for review and approval. This change order total is \$64,937.00 consisting of (17) Seventeen PCOs as presented. The cost will be a GMP Contingency Drawdown. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

D) Review of Potential Change Order (PCO) No. 76

- **Araujo Brothers Plumbing COR 603R1 - ASI 013R1** - Addition Roof Drainage Redirection & Rework - Credit Portion of Work for Original Routing Down Column - **(\$4,063.00)**
- **002 Araujo Brothers Plumbing COR 605 - ASI 013R1** - Addition Roof Drainage Redirection and Routing - Revised to Run South Along Third Floor Ceiling, Down Shaft, and Return North for Connection at Level 1 - T&M dated 10/27/2022, 11/02/2023, 11/03/2022, 11/04/2022 & 11/07/2022 - **\$35,928.00**

- **003 Bond Building Construction, Inc.** – 5.00% Fee - **\$1,593.00**
- **004 Bond Building Construction, Inc.** – 1.10% General Liability - **\$351.00**
- **005 Bond Building Construction, Inc.** – 0.75% Payment & Performance Bond - **\$254.00**

Current Amount This PCO: \$34,063.00

Chip Tarbell made a motion to approve Proposed Change Order #76 to the PBC in the amount of \$34,063.00 as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously. PCO #75 will be included in Change Order #15.

3. Budget Update

LF reviewed the current Total Project Budget which is included in the presentation attached to the meeting minutes. It was noted that the May commitments and expenditures were included in the Project Budget to indicate their impact on the budget. The Project has committed 98% of the Total Project Budget to date and has expended 87%. The remaining contingencies are as follows: Construction - \$0 and Owner - \$60,307 - for a total of \$60,307. The total remaining balance of the GMP Contingency is \$236,145.

- Includes all March commitments and expenditures.
 - Moved \$25,000 from Other Administrative Costs to Construction Contingency
 - Moved \$29,741.17 from Owner's Contingency to Construction Contingency
 - Moved \$64,869 to Construction Contingency to fund CO 14
- LF continued by further reviewing pending expenditures against the Construction and Owner Contingencies. Change Orders #1-13 have already incorporated into the values below.

Remaining Owner's Contingencies

Construction:	\$ 0
Owner:	<u>\$ 60,307</u>
Total:	\$ 60,307
Pending:	-\$ 24,325
Estimated Pending:	<u>-\$ 28,000</u>
Remaining Total:	\$ 7,982

GMP Contingency

Original GMP Contingency	\$365,235
Approved Use:	<u>-\$129,090</u>
Total:	\$236,145
 Pending & Submitted:	 -\$ 26,271
Estimated Pending:	<u>-\$ 195,218</u>
Remaining Total:	\$ 14,656

Change Orders #1-14 already incorporated total \$ 448,617.

4. PBC/SBC Meeting Calendar

LF reviewed the PBC Meeting Calendar from now until June 2023.

Dates in red are additional PBC Meeting dates that are required to meet the Wakefield MHS Project Schedule and MSBA deadlines. Meeting dates may be changes or added during critical decision-making times in the project.

Bond provided a phasing update with updated phasing schedule and area “turn-over” dates.

- Next PBC Meeting for the Public Safety Building is May 11, 2023.
- Town Departments Tour – May 23rd at 5:30pm

5. Construction Update

Installation, piping, ducting, insulating, and start-up of RTU-1, RTU-2, and RTU-3 is complete. Start-up of the Chiller is complete. Start-up of new HV-1 unit is complete. Bond “turned-over” new Women’s Locker Room over to the to the Town. Site Work and Landscaping for entire project is complete. The new AHU-1 unit was hoisted onto the roof of the building.

PROJECT TRACKING: Phase 1A: 100%
Phase 1B: 100%
Phase 3: 100%
Phase 2D: 100%
Phase 2B: 100%

Painting for entire project will complete by the end of April/beginning of May. Installation of carpeting is ongoing. Installation of Pipe & duct for the new AHU-1 unit will begin. Testing and Balancing of the new HVAC system will continue. “Fit-out” of new K9 rooms will complete by the end of the month. Installation of new PVC roof on portion of existing building will complete by the end of the month. Programming of the new HVAC system is ongoing.

All Construction Updates can be found on the town’s websites, as well as, on the Police and Fire webpages. It has also been shared on the Town’s Facebook page.

6. Next Permanent Building Committee for the Public Safety Building was scheduled for May 11, 2023, at 7:00pm.

Attachments:

- Leftfield Presentation 04/13/23

Town of Wakefield

PUBLIC SAFETY BUILDING

RENOVATION AND UPGRADE

Permanent Building Committee Meeting
April 13, 2023



AGENDA:

1. Administrative Actions

- Review of March 9, 2023 Permanent Building Committee Meeting Minutes
- Review of March 2023 Invoices
- Review of Construction Change Order No. 14
- Review of PCO 76
- Budget Update

2. Construction Update

- Construction Progress
- Remaining Work to Complete
- Look-Ahead Construction Schedule

WAKEFIELD PUBLIC SAFETY | OPM REPORT

1. Administrative Actions

Review of March 9, 2023 PBC Meeting Minutes



WAKEFIELD PERMANENT BUILDING COMMITTEE

Date:	Thursday, March 09, 2023
Location:	Virtual "Zoom" Meeting
Time:	7:30pm
Prepared BY:	Timothy Baker – LeftField PM

Name	
Joseph B. Bertrand	Chair, Permanent Building Committee
Charles L. Tarbell	Permanent Building Committee
Jason Cohen	Permanent Building Committee
John McDonald	Permanent Building Committee
Tom Galvin	Permanent Building Committee
Marc Moccio	Permanent Building Committee
Philip Renzi	Permanent Building Committee
Wayne Hardacker	Permanent Building Committee
Richard Conway	Permanent Building Committee
Steven Skory	Chief, Wakefield Police Department
Craig Calabrese	Deputy Chief, Wakefield Police Department
Scott Reboulet	Wakefield Police Department
Rick Dinanno	Wakefield Police Department
Michael Sullivan	Chief, Wakefield Fire Department
Tom Purcell	Deputy Chief, Wakefield Fire Department
Joe Conway	Director of Public Works
Lynn Stapleton	Leftfield Project Management
Adam Keane	Leftfield Project Management
Timothy Baker	Leftfield Project Management
Jim Rogers	Leftfield Project Management
Janet Slemenda	HKT Architects
Scott Woodward	HKT Architects
David Capaldo	Bond Building
Jonathan Rossini	Bond Building

- Public Participation**
There was no public participation.
- Administrative Items**
 - Meeting Minutes**
The meeting minutes of the 02/09/23 Permanent Building Committee Meeting were presented for review.



Jason Cohen made a motion to approve the Wakefield Bond presented by Phil Renzi. Motion was approved unanimously.

- B) **Invoices**
- Seven (7) invoices in the total amount of \$630,267.04 presented for review and approval.
- LeftField LLC Invoice #28 dated 02/28/23 in the amount of \$1,080.00 for Commissioning Services. Seconded by Tom Galvin. Motion was approved unanimously.
 - LeftField LLC Invoice #28 dated 02/28/23 in the amount of \$1,080.00 for Commissioning Services. Seconded by Tom Galvin. Motion was approved unanimously.
 - HKT Architects Invoice #26-022023 dated 03/03/23 for Designer Services. Seconded by Tom Galvin. Motion was approved unanimously.
 - Bond Building Application for Payment #14 dated 02/28/23 for February 2023 Construction Activities. Seconded by Tom Galvin. Motion was approved unanimously.
 - Environments at Work Invoice #41549 dated 02/28/23 for FF&E. Seconded by Tom Galvin. Motion was approved unanimously.
 - K Security Systems Invoice #17598 dated 12/11/22 for Temporary System(s) Shutdown. Seconded by Tom Galvin. Motion was approved unanimously.
 - K Security Systems Invoice #17952 dated 02/02/23 for Temporary System(s) Shutdown. Seconded by Tom Galvin. Motion was approved unanimously.

Jason Cohen made a motion to approve LeftField LLC Invoice #28 dated 02/28/23 in the amount of \$1,080.00 for Commissioning Services. Seconded by Tom Galvin. Motion was approved unanimously.

Jason Cohen made a motion to approve LeftField LLC Invoice #28 dated 02/28/23 in the amount of \$1,080.00 for Commissioning Services. Seconded by Tom Galvin. Motion was approved unanimously.

Jason Cohen made a motion to approve HKT Architects Invoice #26-022023 dated 03/03/23 for Designer Services. Seconded by Tom Galvin. Motion was approved unanimously.

Jason Cohen made a motion to approve Bond Building Application for Payment #14 dated 02/28/23 for February 2023 Construction Activities. Seconded by Tom Galvin. Motion was approved unanimously.

Jason Cohen made a motion to approve Environments at Work Invoice #41549 dated 02/28/23 for FF&E. Seconded by Tom Galvin. Motion was approved unanimously.

Jason Cohen made a motion to approve K Security Systems Invoice #17598 dated 12/11/22 for Temporary System(s) Shutdown. Seconded by Tom Galvin. Motion was approved unanimously.

Jason Cohen made a motion to approve K Security Systems Invoice #17952 dated 02/02/23 for Temporary System(s) Shutdown. Seconded by Tom Galvin. Motion was approved unanimously.



Jason Cohen made a motion to approve K Security Systems Invoice #17952 dated 02/02/23 for Temporary System(s) Shutdown. Seconded by Tom Galvin. Motion was approved unanimously.

- C) **Bond Change Order #13**
- Bond presented Change Order #13 to the PBC for review and approval. The cost of Bond Change Order #13 is \$44,360.00 and will be \$13,249.00 consisting of (13) thirteen PCOs:

Item	Description
PCO-044b	CCD-003R1 - Electrical Updates - Door
PCO-065c	Hold 06 - Floor Prep at Vestibule for V
PCO-065d	Hold 06 - Floor Prep - Carpet Tile Ren
PCO-079	PR-017 - Door Changes
PCO-081	Lobby Transaction Window intercom
PCO-090	CCD-07R1 - RFI 119R1 - Chiller Roof C
PCO-103	Sallyport Winter Conditions & Constr
PCO-104	RFI 181 - Panel EL3P Circuit Availabilit
PCO-106	Addition Accent Wall Paint Color Chai
PCO-108	RFI 182 - Lunch Room 218 - Garbage I
PCO-110	RFI 177 - Level 2 Existing HVAC Condi
PCO-111	RFI 149 - Sallyport Inspectors Test Rel
PCO-117	Janitor 219 - FRP Panels at Wet Walls

The cost of Bond Change Order #13 is \$44,360.00 and will be \$13,249.00 consisting of (13) thirteen PCOs. The cost of Bond Change Order #13 is \$44,360.00 and will be \$13,249.00 consisting of (13) thirteen PCOs. The cost of Bond Change Order #13 is \$44,360.00 and will be \$13,249.00 consisting of (13) thirteen PCOs.

Jason Cohen made a motion to approve Change Order #13 to the PBC for review and approval. The cost of Bond Change Order #13 is \$44,360.00 and will be \$13,249.00 consisting of (13) thirteen PCOs. The cost of Bond Change Order #13 is \$44,360.00 and will be \$13,249.00 consisting of (13) thirteen PCOs.

3. Budget Update

LF reviewed the current Total Project Budget which is included in meeting minutes. It was noted that the May commitments and the Project Budget to date indicate their impact on the budget. The Project Budget to date and has expended 83%. The remaining cost is \$10,128 and Owner - \$90,048 - for a total of \$100,176. The total Contingency is \$249,712.

- Includes all February 2023 commitments and expenditures.
- Moved \$44,360 from Construction Contingency to fund



- LF continued by further reviewing pending expenditures against Contingencies. Change Orders #1-13 have already incorporated

Remaining Owner's Contingencies	
Construction:	\$ 10,128
Owner:	\$ 90,048
Total:	\$100,176
Pending:	\$ 38,241
Estimated Pending:	\$ 58,256
Remaining Total:	\$ 3,670

GMP Contingency	
Original GMP Contingency	\$365,235
Approved Use:	\$115,523
Total:	\$249,712

Pending & Submitted:	\$ 3,529
Estimated Pending:	\$213,142
Remaining Total:	\$ 33,041

Change Orders #1-13 already incorporated total \$339,390.

4. PBC/SBC Meeting Calendar

LF reviewed the PBC Meeting Calendar from now until June 2023.

Dates in red are additional PBC Meeting dates that are required by Schedule and MSBA deadlines. Meeting dates may be change times in the project.

Bond provided a phasing update with updated phasing schedule.

- Sallyport has been turned over to the Police Department.
- Renovations June 2023 → May 15, 2023

5. Construction Update

Installation of ceramic tile installation in women's locker room removed from the building. Final cleaning on 2nd. Floor completed. Electrical & data wiring on 2nd and 3rd. floors completed. Installation of RTU piping completed ongoing. Phases 1A, 1B, and 3 are complete.

Installation of the new HV-1 and related piping is anticipated for next week. Demolition/renovation in the existing evidence and social services areas is scheduled for next week. Complete installation of owner furniture is anticipated for next week. Installation of new PVC roof on the existing building is ongoing. Installation of window screens is anticipated to begin next week. Final cleaning in specific areas is ongoing as areas are turned over to the Town.



scheduled for next week. Removal of the existing AHU-1 is expected in the next two weeks. Installation of RTU piping is ongoing. Demolition/renovation in the existing evidence and social services areas is scheduled for next week. Complete installation of owner furniture is anticipated for next week. Installation of new PVC roof on the existing building is ongoing. Installation of window screens is anticipated to begin next week. Final cleaning in specific areas is ongoing as areas are turned over to the Town.

All Construction Updates can be found on the town's websites, as well as, on the Police and Fire webpages. It has also been shared on the Town's Facebook page.

- Next Permanent Building Committee for the Public Safety Building was scheduled for April 13, 2023, at 7:00pm.

WAKEFIELD PUBLIC SAFETY | OPM REPORT

1. Administrative Actions

Review of March 2023 Invoices

INVOICES					
Budget Category	Vendor	Invoice #	Date	Amount	Balance After Invoice
Owner Project Manager	LeftField	29	03/31/23	\$ 10,000.00	\$ 10,000.00
Commissioning Services	LeftField	29	03/31/23	\$ 1,080.00	\$ 10,684.00
Total:	OPM Services			\$ 11,080.00	
Architect/Engineer: Basic Service	HKT Architects	27-022023	04/10/23	\$ 15,906.89	\$ 63,685.41
Total:	A/E Services			\$ 15,906.89	
Construction Costs	Bond Building	15	03/31/23	\$ 467,371.96	\$ 1,349,440.51
Total:	Construction Costs			\$ 467,371.96	
FFE	Environments at Work	41601	03/30/23	\$ 1,409.00	\$ 122,330.00
Total:	FFE			\$ 1,409.00	
Other Project Costs	K Security	17979	02/17/23	\$ 290.00	\$ 45,085.00
Other Project Costs	K Security	18147	03/11/23	\$ 290.00	\$ 44,525.00
Total:	Misc. Project Costs			\$ 580.00	
		TOTAL:		\$ 496,347.85	

1. Administrative Actions

Review of Bond Building Construction Change Order No. 14

The Contract is hereby changed by the following approved Potential Change Orders / Change Order Requests:

SOV-014 - Approved PCO's through March 2023

<u>Item</u>	<u>Description</u>	<u>Amount</u>
PCO-051	Contingency Draw - Premium Time for Saturday 08/06/2022 & 09/10/2022	0.00
PCO-075b	Allowance 03 - Existing GWB Patching	0.00
PCO-076	ASI 013 - RFI 150 - Addition Roof Drainage Redirection	34,063.00
PCO-095	RFI 172 - Phase 2B Roll Call - Plumbing Existing Conditions	4,208.00
PCO-098	RFI 179 - Lunch Room 107 Existing Gas Make Safe	1,575.00
PCO-109	RFI 180 - Evidence Process 107 - Existing Concrete Wall Condition	923.00
PCO-112	Roll Call & Lunch Room - Existing Electrical Updates	2,842.00
PCO-113	Griffin Electric Premium Time for Work - February 13 through 17	0.00
PCO-114	Sallyport Door Motors - Revised Wiring for Voltage	0.00
PCO-115	RFI 186 & 191 - Patrol Storage 210A & Detective Interview 212 Duct Modifications	1,680.00
PCO-118	RTU-1 & RTU-2 - Structure Curb Supports	16,573.00
PCO-120	RFI 189 - Women's Locker Room 104 - Exhaust Duct	1,735.00
PCO-121	RFI 174 - Sallyport Storage Rooms - HVAC Modifications	0.00
PCO-127	Sallyport Overhead Doors - Auxiliary Outputs for Dispatch Workstation Connection	1,270.00
PCO-123	RFI 197 - Additional Lockers 108 - Flooring Infill	0.00
PCO-126	Builders Risk Policy Extension for Extended Schedule	0.00
PCO-129	Boiler Room - Capping Existing Louvers	0.00

Total This Change Order: \$64,869.00

1. Administrative Actions

Review of Potential Change Order (PCO) No. 14

Bond Building Construction, Inc. (BBC) hereby submits this COR for PCO No. **076 – ASI 013R1 – Addition Roof Drainage Redirection**. The following is an itemization of the recognizable costs associated with this change order request.

<u>Item</u>	<u>Description</u>	<u>Amount</u>
001	Araujo Brothers Plumbing COR 603R1 - ASI 013R1 - Addition Roof Drainage Redirection & Rework - Credit Portion of Work for Original Routing Down Column	(\$4,063.00)
002	Araujo Brothers Plumbing COR 605 - ASI 013R1 - Addition Roof Drainage Redirection and Routing - Revised to Run South Along Third Floor Ceiling, Down Shaft, and Return North for Connection at Level 1 - T&M dated 10/27/2022, 11/02/2023, 11/03/2022, 11/04/2022 & 11/07/2022	\$35,928.00
003	Bond Building Construction, Inc. – 5.00% Fee	\$1,593.00
004	Bond Building Construction, Inc. – 1.10% General Liability	\$351.00
005	Bond Building Construction, Inc. – 0.75% Payment & Performance Bond	\$254.00

Current Amount This PCO: \$34,063.00

WAKEFIELD PUBLIC SAFETY | OPM REPORT

1. Administrative Actions

Budget Update

Budget Committed: 98%

Budget Expended: 87%

Remaining Contingencies

Construction: \$ 0

Owner: \$ 60,307

Total: \$ 60,307

GMP Contingency: \$236,145

- Includes all March commitments and expenditures.
- Moved \$25,000 from Other Administrative Costs to Construction Contingency
- Moved \$29,741.17 from Owner's Contingency to Construction Contingency
- Moved \$64,869 to Construction Contingency to fund CO 14

Description	Revised 11/24/2021	Authorized Changes	Revised Total Budget	Total Committed	% Cmt'd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend
ADMINISTRATION								
Legal Fees	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -
Owner's Project Manager	\$ 380,000	\$ -	\$ 380,000	\$ 380,000	100%	\$ 370,000	97%	\$ 10,000
Schematic Design	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	100%	\$ 20,000	100%	\$ -
Design Development	\$ 30,000	\$ -	\$ 30,000	\$ 30,000	100%	\$ 30,000	100%	\$ -
Construction Documents	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	100%	\$ 40,000	100%	\$ -
Bidding/Construction Administration	\$ 270,000	\$ -	\$ 270,000	\$ 270,000	100%	\$ 270,000	100%	\$ -
Closeout	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	100%	\$ 10,000	50%	\$ 10,000
Reimbursable & Other Services	\$ -	\$ 3,520	\$ 3,520	\$ 3,520	100%	\$ 3,520	100%	\$ -
Advertising and Printing	\$ 5,000	\$ -	\$ 5,000	\$ 3,050	61%	\$ 3,050	100%	\$ 1,950
Permitting	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -
Owner's Insurance	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -
Other Administrative Costs	\$ 25,000	\$ (25,000)	\$ -	\$ -	0%	\$ -	0%	\$ -
SUB-TOTAL	\$ 410,000	\$ (21,480)	\$ 388,520	\$ 386,570	94%	\$ 376,570	97%	\$ 11,950
ARCHITECTURE & ENGINEERING								
A/E Basic Services	\$ 753,399	\$ -	\$ 753,399	\$ 746,863	99%	\$ 701,624	94%	\$ 51,775
Feasibility/Schematic Design	\$ 89,853	\$ -	\$ 89,853	\$ 89,853	100%	\$ 89,853	100%	\$ -
Design Development	\$ 117,145	\$ -	\$ 117,145	\$ 117,145	100%	\$ 117,145	100%	\$ -
Construction Documents	\$ 186,181	\$ -	\$ 186,181	\$ 186,181	100%	\$ 178,811	96%	\$ 7,370
Bidding	\$ 43,690	\$ -	\$ 43,690	\$ 43,690	100%	\$ 43,690	100%	\$ -
Construction Administration	\$ 309,994	\$ -	\$ 309,994	\$ 309,994	100%	\$ 272,125	88%	\$ 37,869
Extra and Reimbursable Services	\$ 168,823	\$ (19,003)	\$ 149,820	\$ 156,356	93%	\$ 138,644	89%	\$ 11,716
Other Reimbursable Costs	\$ 28,391	\$ (15,870)	\$ 12,521	\$ 12,521	100%	\$ 12,521	100%	\$ -
HazMat Engineering & Monitoring	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	100%	\$ 4,000	80%	\$ 1,000
Geotechnical & Geo-environmental	\$ 18,186	\$ -	\$ 18,186	\$ 18,186	100%	\$ 18,186	100%	\$ -
Survey	\$ 9,629	\$ -	\$ 9,629	\$ 9,629	100%	\$ 9,629	100%	\$ -
Building Envelope Consultant	\$ 54,398	\$ (39,722)	\$ 14,676	\$ 14,676	100%	\$ 3,850	26%	\$ 10,826
Scanning Services	\$ 49,255	\$ -	\$ 49,255	\$ 49,255	100%	\$ 49,255	100%	\$ -
FFE Design	\$ 10,500	\$ -	\$ 10,500	\$ 10,500	100%	\$ 4,614	44%	\$ 5,886
Amendment 2 -	\$ -	\$ 36,589	\$ 36,589	\$ 36,589	100%	\$ 36,589	100%	\$ -
SUB-TOTAL	\$ 922,222	\$ (19,003)	\$ 903,219	\$ 903,219	98%	\$ 840,268	93%	\$ 62,951
CONSTRUCTION COSTS								
Pre-Construction	\$ 99,493	\$ -	\$ 99,493	\$ 99,493	100%	\$ 71,127	71%	\$ 28,366
Construction	\$ 9,517,087	\$ 448,619	\$ 9,965,706	\$ 9,965,706	100%	\$ 8,644,631	87%	\$ 1,321,075
SUB-TOTAL	\$ 9,616,580	\$ 448,619	\$ 10,065,199	\$ 10,065,199	105%	\$ 8,715,758	87%	\$ 1,349,441
MISCELLANEOUS PROJECT COSTS								
Utility Company Fees	\$ 30,000	\$ -	\$ 30,000	\$ -	0%	\$ -	0%	\$ 30,000
Testing Services	\$ 30,000	\$ -	\$ 30,000	\$ 19,857	66%	\$ 19,857	66%	\$ 10,143
Commissioning	\$ 20,134	\$ -	\$ 20,134	\$ 9,450	47%	\$ 9,450	47%	\$ 10,684
Other Project Costs	\$ 50,000	\$ -	\$ 50,000	\$ 48,051	96%	\$ 5,475	11%	\$ 44,525
SUB-TOTAL	\$ 130,134	\$ -	\$ 130,134	\$ 77,358	59%	\$ 34,782	27%	\$ 95,352
FURNISHINGS & EQUIPMENT								
Furnishings & Equipment	\$ 309,050	\$ 7,321	\$ 316,371	\$ 259,427	82%	\$ 133,603	42%	\$ 182,769
Technology & Communications	\$ 236,250	\$ -	\$ 236,250	\$ 185,951	79%	\$ 185,951	79%	\$ 50,299
SUB-TOTAL	\$ 545,300	\$ 7,321	\$ 552,621	\$ 445,378	82%	\$ 319,553	58%	\$ 233,068
CONTINGENCY								
Construction Contingency	\$ 338,286	\$ (338,286)	\$ -	\$ -	0%	\$ -	0%	\$ -
Owner's Contingency	\$ 137,478	\$ (77,171)	\$ 60,307	\$ -	0%	\$ -	0%	\$ 60,307
SUB-TOTAL	\$ 475,764	\$ (415,457)	\$ 60,307	\$ -	0%	\$ -	0%	\$ 60,307
TOTAL PROJECT BUDGET	\$ 12,100,000	\$ (0)	\$ 12,100,000	\$ 11,877,723	98%	\$10,286,931	87%	\$ 1,813,069
FUNDING SOURCES								
June 2020 Town Meeting	\$ 9,600,000							
November 2021 Town Meeting	\$ 2,500,000							
DPW HVAC Supplement	\$ 54,063							
TOTAL PROJECT FUNDING	\$ 12,154,063			\$ 11,877,723		Uncommitted Amount		\$ 276,340
BUDGET VARIANCE	\$ 54,063							

1. Administrative Actions

Budget Update

Remaining Owner’s Contingencies

Construction:	\$	0
Owner:	\$	<u>60,307</u>
Total:	\$	60,307

Pending Submitted:	-\$	24,325
Estimated Pending:	-\$	<u>28,000</u>
Remaining Total:	\$	7,982

GMP Contingency

Original GMP Contingency	\$365,235
Approved Use:	<u>-\$129,090</u>
Total:	\$236,145

Pending & Submitted:	-\$ 26,271
Estimated Pending:	<u>-\$195,218</u>

Remaining Total: \$ 14,656

- Change Orders 1-14 already incorporated:
\$448,617

1. Administrative Actions

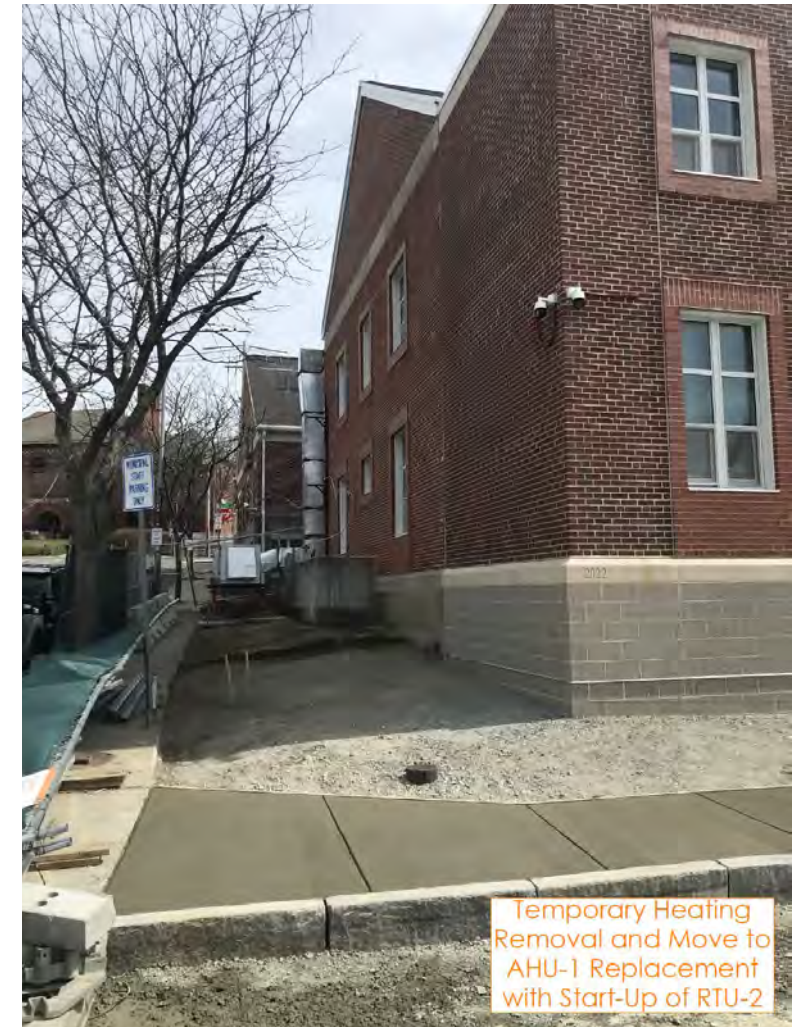
Meeting Calendar

2023
PERMANENT BUILDING COMMITTEE MEETINGS

JANUARY	12	JULY	13
FEBRUARY	9	AUGUST	10
MARCH	9	SEPTEMBER	14
APRIL	13	OCTOBER	12
MAY	11	NOVEMBER	9
JUNE	8	DECEMBER	14

- Next PBC Meeting for the Public Safety Building is May 11, 2023
- Town Departments Tour – May 23 at 5:30pm

2. Construction Update *Construction Progress*



2. Construction Update
Construction Progress



2. Construction Update

Construction Progress

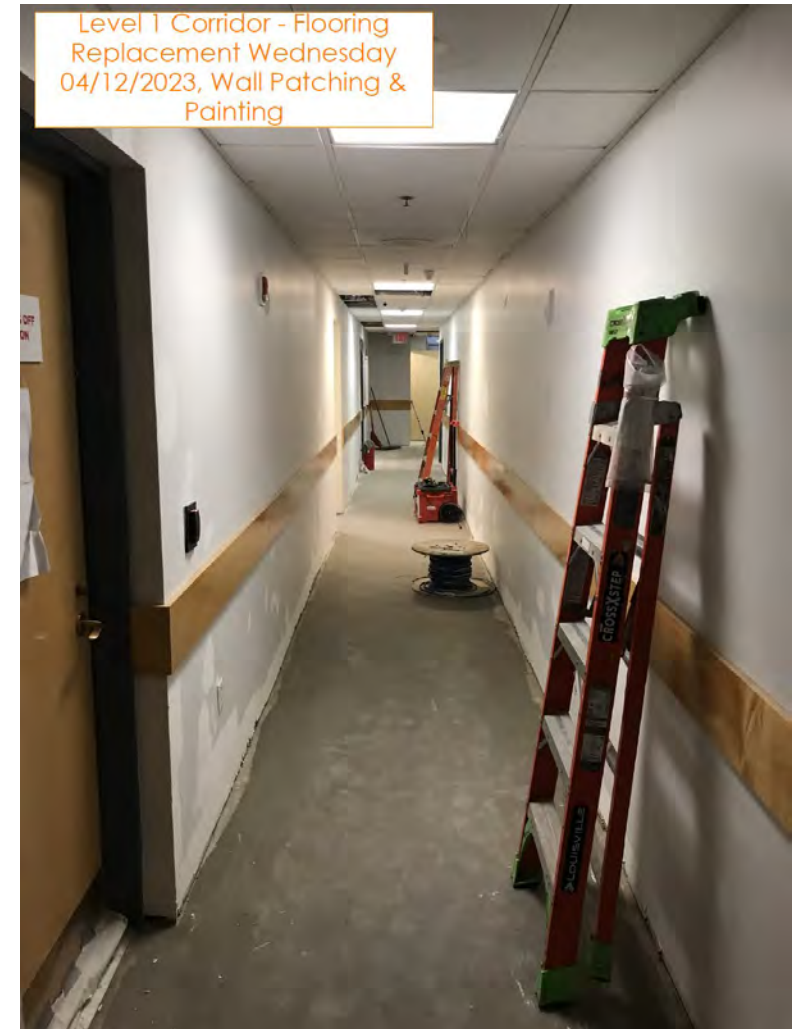


2. Construction Update

Construction Progress



2. Construction Update *Construction Progress*



2. Construction Update

Construction Progress

BOND

Building



2. Construction Update

Construction Progress



2. Construction Update

Construction Progress

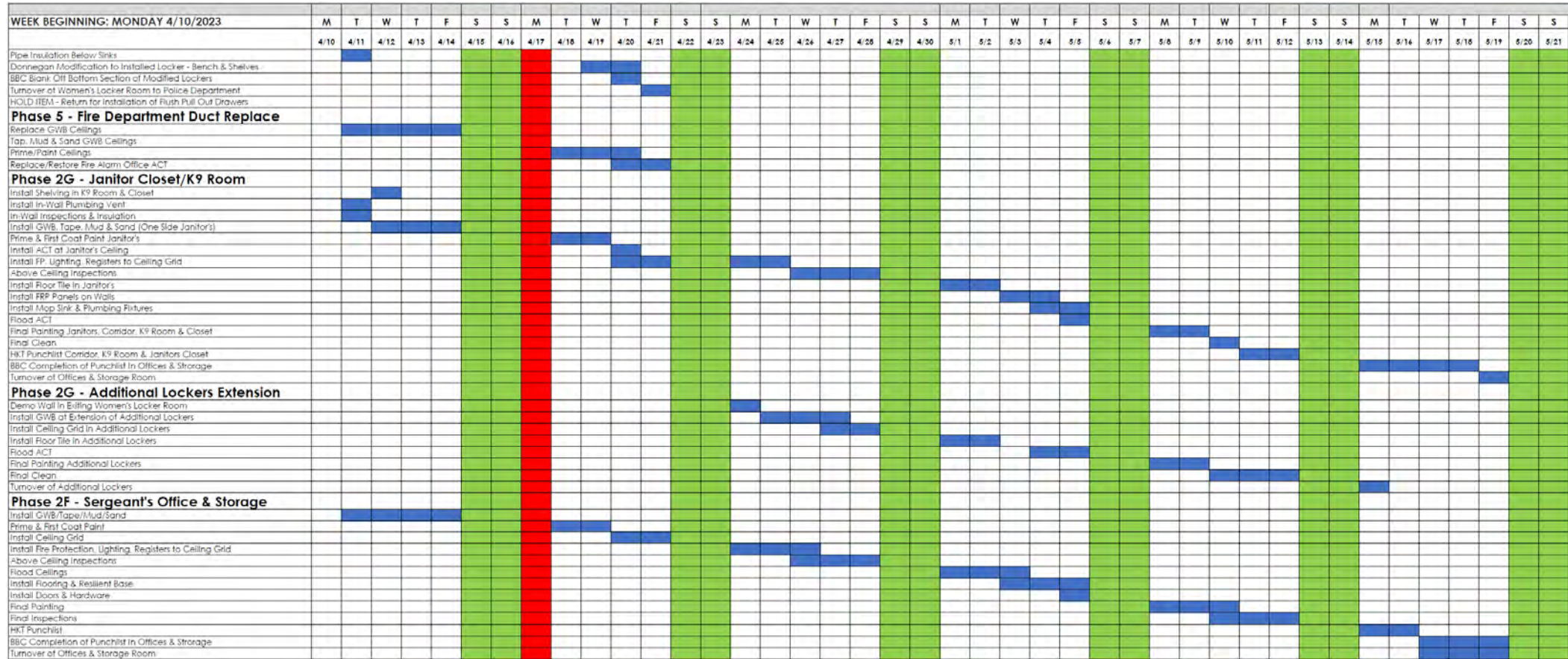


2. Construction Update

Remaining Work to Complete

WEEK BEGINNING: MONDAY 4/10/2023	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S		
	4/10	4/11	4/12	4/13	4/14	4/15	4/16	4/17	4/18	4/19	4/20	4/21	4/22	4/23	4/24	4/25	4/26	4/27	4/28	4/29	4/30	5/1	5/2	5/3	5/4	5/5	5/6	5/7	5/8	5/9	5/10	5/11	5/12	5/13	5/14	5/15	5/16	5/17	5/18	5/19	5/20	5/21		
Exterior Work																																												
Set Light Poles & Remove Concrete Forms																																												
Install Loom, Seed, Plantings, Shrubs & Grasses																																												
Set Monument at Landscaped Area																																												
Final Paving																																												
Line Striping																																												
Removal of Site Fencing & Gates																																												
Set-Up Small Fenced In Storage Area for Remaining Work																																												
Removal of Remaining Site Fencing																																												
Boiler Room																																												
Install Sheet Metal Caps on Existing Boiler Room Louvers																																												
Sealing Rye Piping Penetrations through Exterior Wall																																												
Boiler Room Punchlist & Addressing Field Report Items																																												
Final Clean-Up and Final Cleaning of Boiler Room																																												
North Elevation Windows																																												
Install Shades in Remaining North Elevation Windows																																												
Install Millwork Sills to Swing Space Reporting Room																																												
Final Painting Corridor & Swing Space Reporting Room																																												
Final Cleaning Corridors and Swing Space Reporting Room																																												
RTU-1 & RTU-2 Replacement & Roofing																																												
Tie-In MEPs to New RTU-1																																												
RTU-1 & RTU-2 Piping, Ductwork & Insulation																																												
Disconnect RTU-2 Temp. Unit																																												
Disconnect RTU-1 Temp. Unit																																												
Controls Installation																																												
Controls Check-Out and Point to Point Checkout																																												
Testing & Balancing																																												
Greenwood Roofing Replacement																																												
Roof Replacement Detailing																																												
Roof IR Scans at Replacement, Addition, Sallyport & Vestibule																																												
RTU-3 Replacement																																												
Rig New RTU-3 in Place																																												
Piping Above Roof at RTU 3																																												
Electrical Tie In																																												
Duct Work																																												
Insulation																																												
Controls Install																																												
Start-Up & Testing/P2P of RTU-3																																												
TAB																																												
AHU-1 Replacement																																												
Chiller Start-Up																																												
Louver Removal & Temporary Covering, Plenum Removal																																												
Temporary Duct Connection to AHU-1																																												
Set Temporary Unit from Crescent Street to Centre Street																																												
Install Driveway protection																																												
Remove Old AHU1 & RF-1																																												
Rig New AHU1 & RF-1																																												
Bolt AHU 1 together																																												
Electrical Tie In																																												
Piping Connections																																												
Duct Connections																																												
Insulation																																												
NBK Startup																																												
Controls Install																																												
ALC Point to Point																																												
Cutover from Temp Unit to New Unit																																												
ALC Testing																																												
TAB																																												
Phase 2D - Women's Locker Room																																												

Remaining Work to Complete



2. Construction Update Look-Ahead Schedule

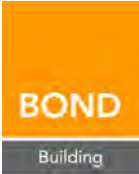


WEEK BEGINNING: MONDAY 4/03/2023	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
	3/27	3/28	3/29	3/30	3/31	4/1	4/2	4/3	4/4	4/5	4/6	4/7	4/8	4/9	4/10	4/11	4/12	4/13	4/14	4/15	4/16	4/17	4/18	4/19	4/20	4/21	4/22	4/23
North Elevation Windows																												
Install Millwork Sills to Swing Space Reporting Room																												
Portion 6 - AHU/Fan Room																												
Start-Up HV-1 Unit																												
Install Soundproofing/Measure Duct/Install Piping RTU-1 & RTU-2																												
Rig New RTU-1 & RTU-2 to Roof																												
Install Piping, Duct, Main Power, Low Voltage																												
Start-Up RTU-1 & RTU-2																												
Prep for AHU-1. Move Temp Heat to North Side/Remove Louvers																												
Remove/Replace AHU-1																												
Install Curb Adapter for RTU-3																												
Install Blocking and Flash New Curb Extension/Soundproof																												
Rig & Replace RTU-3																												
Install Piping, Duct, Main Power, Low Voltage RTU-3																												
Start-Up RTU-3																												
Temporary Heat																												
Building Running on Temp Heat																												
Phase 2D - New Women's Locker Room																												
Final Clean																												
HKT Punchlist																												
Final Inspections/TCO.																												
Turnover to WPD																												
FD Duct Work Replacement																												
Field Measure, Fabricate & Install Replacement Duct																												
Replace GWB Ceilings																												
Tap, Mud & Sand GWB Ceilings																												
Prime/Paint Ceilings																												
Exterior Work																												
Prep Sidewalks for Concrete																												
Place Sidewalks																												
Breakdown Concrete Forms																												
Install Loam, Seed, Plantings, Shrubs & Grasses																												
Final Paving & Line Striping																												
Phase 2G Janitor Closet/K9 Room																												
Frame Partition Wall																												
Install In-Wall Plumbing Vent/Electrical																												
In-Wall Inspections																												
Install GWB, Tape, Mud & Sand																												
Prime & First Coat Paint																												
Install Ceiling Grid																												
Install FP, Lighting, Registers to Ceiling Grid																												

2. Construction Update
Look-Ahead Schedule

Completed

Scheduled



WEEK BEGINNING: MONDAY 4/03/2023	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
	3/27	3/28	3/29	3/30	3/31	4/1	4/2	4/3	4/4	4/5	4/6	4/7	4/8	4/9	4/10	4/11	4/12	4/13	4/14	4/15	4/16	4/17	4/18	4/19	4/20	4/21	4/22	4/23
Above Ceiling Inspections																												
Phase 2F Seargent's Office																												
Demo All Flooring/Ceilings/MEP Make Safe																												
Frame Partiton Walls																												
Install In-Wall Electrical																												
In-Wall Inspections																												
Install GWB/Tape/Mud/Sand																												
Prime & First Coat Paint																												
Install Ceiling Grid																												
Install FP, Lighting, Registers to Ceiling Grid																												
Above Ceiling Inspections																												
Flood Ceilings																												
Install Flooring																												
Final Painting																												