

NORTHBRIDGE BUILDING, PLANNING and CONSTRUCTION COMMITTEE

*Northbridge Town Hall
7 Main Street
Whitinsville, MA 01588*



NORTHBRIDGE TOWN CLERK
BOBETH A. CORROONE

RECEIVED
18 JUN 25 AM 10:15

7 June 2018
Town Hall
Time: 7:30pm

Open Meeting

PRESENT: Chairman Michael Beaudoin, Vice Chairman Paul Bedigian, BPCC Member Kevin Curtin, BPCC Member Michael LeBrasseur, BPCC Member Steven Nye, and Mr. Brett Arthaud (Cardinal Construction)

Meeting Called To Order at 7:30 PM

DPW Status Update:

Mr. Arthaud started by providing an update on the progress of the DPW building and site. A Temporary Certificate of Occupancy has been issued for the new DPW Building, with expiration date of 7 August 2018.

At issue for the Permanent Certificate of Occupancy (PCO), at the request of Northbridge Fire Chief and Building Inspector, is the inclusion of a CO detector in the new building (an OSHA requirement), changing the smoke detector to a heat detector, tying in the exhaust fans to the CO detector, and relocating of the thermostats:

Design services for these actions have been completed by Habeeb & Associates, with a billing amount of \$3,000.00. Mr. Beaudoin and Mr. Arthaud both were reluctant to approve this amount as it was felt that the majority of the design work should have been completed within the original building plans. Mr. Arthaud will discuss this with Habeeb & Associates.

J.J. Cardosi's pricing for this work, under PCO#40 is \$9,876.76. The BPCC and Mr. Arthaud all agreed that the pricing seemed high and Mr. Arthaud recommendation was to hold off on approval until he can further discuss the pricing with J.J. Cardosi.

Mr. Bedigian further request that Mr. Arthaud confirm that these changes will be acceptable for a PCO with respect to volume of make-up air needed in the work space.

Mr. Arthaud presented to the Board the updated pricing to add Fire Alarm and Monitor to the existing DPW building. The estimated cost is \$13,642.00, revised from an estimated \$19,000.00. He did not recommend approval of this sum, feeling that the pricing was still high and that this work was not part of the original Project Plan. He will go back to the Northbridge Fire Chief to see if this work can be excluded from the original Project Plan with no impact to the issuing of the PCO.

Mr. Arthaud told the Board that additional site work will be required by J.J. Cardosi and at J.J. Cardosi's cost. Site work is required as the elevations for the rear detention basin were not done in accordance with the approved site plan.

Mr. Arthaud told the Board that he has been included in an email string from the site contractor with issues concerning Change Orders and soil contamination. This is an issue between the site sub-contractor and J.J. Cardosi. He will bring this to the Town Manager's attention.

Mr. Arthaud went through the Project Budget Update:

Mr. Arthaud stated upfront that the budget and contingency funds are now at a minimum and the Board might have to prioritize any future cost add-ons.

He discussed the added work for including the Fire Alarm System to the DPW's existing building. As noted above, he does not recommend approval due to cost and that this work is not part of the original Project Plan. Mr. Arthaud will discuss this with Northbridge's Fire Chief and Building Inspector.

The \$3,000.00 billing for the design work on the CO, Heat, Exhaust Fans, and Thermostats, as noted above, needs to be discussed with Habeeb & Associates as the pricing seems excessive and the majority of the design work should have been included in the original Project design.

Pricing and authorization for the DPW Equipment List, Vehicle Lift, and Emergency Fuel Station needs to be reviewed and prioritized for what is required to be included in the Project. It was recommended to approve the Vehicle Lift and Emergency Fuel Station and hold off on the DPW Equipment List. Because of constraints with the budget, this would be contingent upon the Northbridge Fire Chief's agreement that the Fire Alarm to the new building will not impact the issuing of the PCO.

A motion was made by Mr. Beaudoin and seconded by Mr. Curtin to approve additional funding for the purchase of the Vehicle Lift in the amount of \$1,453.59. The motion was carried unanimously.

Note: Funding for the Emergency Fuel Station has already been approved by the Board.

Public Comment: NONE

Approval of Open Invoices: NONE

Approval of Meeting Minutes:

A motion was made by Mr. LeBrasseur and seconded by Mr. Beaudoin to approve the meeting minutes from the 17 May 2018 BPCC meeting. The motion to approve the meeting minutes was carried unanimously.

New Business:

Mr. Bedigian stated that the next scheduled meeting of the BPCC will take place on 21 June 2018 at 7:30 PM.

Adjournment:

A motion was made by Mr. Mr. Bedigian and seconded by Mr. Beaudoin to adjourn the meeting at 9:45 pm. The motion carried unanimously.

Respectfully submitted,
Steven R. Nye
BPCC Secretary

