

# BUILDING RENOVATION COMMITTEE

Town of Canton, Massachusetts  
801 Washington St.  
Canton, Massachusetts 02021

Bob McCarthy Chairman, Chuck Armando, Chris Podgurski, Maureen McDonough, John McCourt Vice Chairman, Bob Benedetti, At large Members  
Kristian Merenda, School Comm.; John Connolly BOS; Kathy Butters, Finance Dept. George Comeau, Library

## BRC AGENDA October 25 , 2023

Armando Center 7:15 PM

92 Pleasant St Canton, MA :

RECEIVED

OCT 17 2023

TOWN CLERK  
CANTON, MA

### 1. School Projects

- a. JFK Fields: Bathroom & Storage: \$173,500 ATM 17 Article 27 Motion 8. ATM 18 Article 19 Motion 6 \$173,500. ATM 21 Article 31 \$600,000: CBI Consulting (Socotec AE Consulting) has been hired at \$87,605. Socotec (CBI) Fee has been increased on 1-20-23 \$22,700 to cover cost increases. CBI's cost estimate dated 7-14-21 is \$856,085. Page Building Construction was the low bid at \$1,061,970. Select Board will release \$70,000 from Mitigation funds. Little league will release 75,000. Schools will release \$80,000 A Lot of discussion concerned the lack of any contingency money. We will continue to look for assurance that any contingency funds required will be covered. Construction will start in September. Project has started and completions is expected in the spring of 2024
- b. GMS Basketball Court ATM 20 Article 22 Motion 6 \$35,097 Article 17 Motion 8 \$54,095:  
The current court will be repaired. No major replacement until GMS Expansion is resolved. This is out for bids now
- c. Hansen School Article 11 Motion 9 \$250,000 Ventilators Request other half of money and do them all at once next year Additional AARP funding expected, design to be bid in May: Design and Bid in Spring 2024
- d. JFK Unit Ventilators ATM 22 Article 15 Motion 39 \$250,000: Design and Bid in spring 2024
- e. JFK: Unit Ventilators ATM 23 Article 15 Motion 16 \$270,000 Design and Bid in Spring 2024
- f. GMS Feasibility Study: ATM 22 Article 24 \$1,500,000. Discussion on the Scope of the Study and the need to bid for an OPM for the project. A subcommittee has been formed the **School Building Committee** answerable to the BRC.: The firm selected is Left Field. The subcommittee negotiated a fee of \$346,000. The OPM in cooperations with the School Building Committee has issued an RFS for a Designer/Architect. 11 Bids were received May 11. Ai3 was selected. A contract has been signed for \$500,000 for Basic Service fee and \$350,000 for Schematic Design. Meeting are ongoing
- g. Rodman Generator ATM 22 Article 15 Motion 3 \$36,525: - Rodman Generator- Awaiting additional information from contractor, expected completion in Spring. Site work is completed. Generator is on backorder
- h. Hansen Playground, Front ATM 22 Article 17 Motion 10 \$286,924: M.E. O'Brien has been selected. \$299,885.80 Expected for spring 2024
- i. CHS: RTU #3 ATM 23 Article 15 Motion 3 \$45,000
- j. Luce: Library RTU ATM 23 Article 15 Motion 3 \$38,000
- k. Rodman: Masonry Repairs ATM 23 Article 15 Motion 17 \$275,000 Design work is being done
- l. CHS: Art Wing Floor ATM 23 Article 15 Motion 3 \$14,500
- m. HVAC Maintenance: ATM 23 Article 15 Motion 3 \$65,000
- n. Hansen: 1<sup>st</sup> Floor tiles. ATM 23 Article 15 Motion 3 \$11,190
- o. JFK: 1<sup>st</sup> Floor Tiles. ATM 23 Article 15 Motion 3 \$11,316
- p. CHS: Innovation Lab. ATM 23 Article 15 Motion 3 \$45,000 On going project

### 2 TOWN PROJECTS Property Maintenance..

- a. Senior Center: HVAC Improvements: ATM 18 Article 12 Motion 4 \$150,000: CSI Engineering has begun the project . Bids received E5 Building selected at a cost of \$59,980 Work is completed. The generic

system has been installed. The MAU is working well. The RTU has been down all week. A bad Motherboard was found and repaired. A lot of discussion on what to do for the future on the HVAC system. It was agreed that a study be done to recommend the best replacement system and the cost be completed ASAP

b. Gibson Field ATM 19 Motion 9 \$34,000 Spring of 2023

c. Library: Roof ATM 22 Article 15 Motion 5 \$320,000. ATM 23 Article 15 Motion 2 \$28,790. ATM 23 Article 15 Motion 13 \$3,931,210. Total \$4,280,000 RGB Architects was the architect selected for this project. The quote submitted and accepted is for \$120,000.

Andrew Barkley and Dave DeQuattro undated the committee. The condition at the Library are worse than expected. We have at least one of the stone Cornice's on the roof falling away from the roof and in danger of falling off completely. The Committee authorized up to \$70,000 to remove this Cornice and see how it can be replicated and reinstalled and reattached to the building. They will also reinspect the other 3 cornices and see how bad these are. The Architect Final Estimate is \$4,106,919. Town Meeting voted \$3,931,210 additional revenue for the project. The BRC selected Anser as our OPM and hired them at \$169,065. Three bids received 1) Collier Project Leaders. 2) Anser Advisory. 3) City Point Partners. We are expecting to go out to bid in October

The Architect will develop a plan and costs to repair the cracks on the outside masonry. This will probably be include in the design as an Ad Alternate when we go out to bid

d. Mutch Skating ATM 22 Article 17 Motion 6 \$50,000. Weston & Sampson was selected at \$48,500. A schedule was presented on 3/9/23 with a completion date of July 20, 2023. An update was given on a conference Call on 4/13 and on May 18. A Conceptual Master Plan was presented to the committee for study. A request to the CPC will be made to fund this project.

e. Paul Revere: Restrooms ATM 22 Article 17 Motion 9 \$210,000 Low Bd L.B. Foster CXT Dakota unit \$161,905. Ordered on 9/30/22. An RFQ for the foundations is required for this project. No further update on this yet

f. Memorial Hall Lower: HVAC ATM 23 Article 15 Motion 2 \$45,000

g. DPW Paint Exterior Garage ATM 23 Article 15 Motion 2 \$64,000

3. Status of BRC Capital Projects—Financial Statement. 2/28/23 & 9/22/23

4. Approve Minutes 9/20/23 Meeting Voted 4-0-1

5. Next Meeting: 11/22/23