

80 Harbor Drive Building Committee



Chairperson Councilman Eugene Nocera
Members Councilwoman Jeanette Blackwell
Councilman Phillip Pessina
David Bauer
Richard Bergan
Matthew Fraulino
John Giuliano
Richard Pelletier Lynda MacPherson

REGULAR MEETING Minutes

Staff Christopher Holden, Director of Public Works
Bobbie Knoll Peterson, Acting ECD Director
Rohan Manning, Chief Management Analyst
Brian Gartner, ECD Staff

DATE: Wednesday June 7th 2023

TIME: 5:00 p.m.

Meeting was held online via WebEx.

In attendance: Councilman Eugene Nocera, Councilwoman Jeanette Blackwell, Councilman Phillip Pessina, Rich Bergan, Richard Pelletier, Lynda MacPherson

Staff in Attendance: Christopher Holden, Director of Public Works
Rohan Manning, Chief Management Analyst
Brian Gartner, ECD Staff

Public In attendance: Ted Coughlin

1. **Call to Order:** Chairman E. Nocera called the meeting to order at 5:10pm.
2. **Approval of Minutes**
 - A. None
3. **Public Session:**
 - A. None
4. **New Business**
 - A. Change Orders –
 1. Amendment #4 to the contract in the amount of \$555,441.92 for the Lula (Lift), Carpentry, & Construction Management Fee.

Motion made by Councilman Pessina to approve Amendment #4 to the contract, seconded by Richard Bergan, and passed unanimously.
 2. Amendment #5 to the contract in the amount of \$82,854.02 for Insulation, \$186,265.20 for Masonry Services (Lift shaft, floor cutting, window cutting, helical piles) for a total of \$269,119.22.

Councilwoman Blackwell requests additional clarification from Ted Coughlin.

Motion made by Councilman Pessina to approve Amendment #5 to the contract, seconded by Richard Bergan, and passed unanimously.
 - B. Approval of Bills – None
5. **General Project Update** - Ted Coughlin addresses the committee. Structural work is 100% complete. Demolition work is 90% complete. Electrical work has started. Focusing on the upper level so other subs can follow (Drywall, HVAC, etc.) Most of the HVAC equipment is on site. Most of the electrical components are on site as well. Now with the approval of the Masonry C/O the floor and window cuts can happen. The windows have been ordered. Also with the approval of the Masonry C/O the construction of the elevator shaft can commence. The requested modification of the state electrical code was received. The anticipated lead time for the switch gear with the modification went from over a year to just a few months' time.

Director Holden provides the committee with an overall breakdown of the total project funding, encumbered amounts, and the remaining unencumbered balance.

\$5,636,071.94 - Total Project Funding to Date

\$4,727,852.56 - Encumbered

\$908,219.38 - Remaining unencumbered balance.

Director Holden notes that several additional amendments are to be expected for engineering services, plumbing, the deck, and the patio.

Chairman Nocera states that the goal is to have the building ready for the handover to the tenant within 120 days from June 1st.

6. **Adjournment:** A motion to adjourn at 5:43pm was made by Councilwoman Blackwell, seconded by Richard Pelletier and passed unanimously.