

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

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

REGULAR MEETING Minutes

DATE: Wednesday July 12th 2023
TIME: 5:00 p.m.

Meeting was held online via WebEx.

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

Staff in Attendance: Christopher Holden, Director of Public Works
Rohan Manning, Chief Management Analyst
Bobbie Knoll Peterson, Acting Director of Economic and Community Development
Brian Gartner, ECD Staff

Public In attendance: Ted Coughlin, Rocco LaMonica

1. **Call to Order:** Chairman E. Nocera called the meeting to order at 5:02pm.
2. **Approval of Minutes**
 - A. None
3. **Public Session:**
 - A. None
4. **New Business**
 - A. Project Update – Chairman Nocera requests that Director Holden provide an update to the committee on the preparations that have been made for the anticipated flooding. Director Holden reports that PW, W&S, & FD have all worked together to prepare the site.

Acting ECD Director Peterson inquires about the anticipated water levels. Director Holden responds that with the latest information available from NOAA it is anticipated that the park will flood. The building only becomes breached when the water level rises enough to reach the front doors. Ted Coughlin addresses the committee on the preparations that he and his staff have made. All penetrations into the building have been sandbagged in anticipation of the rising water levels. The building was redesigned to have the critical systems elevated in anticipation of this type of event. Mr. Coughlin anticipates minor penetrations into the building, and is confident that it can easily be handled.

Construction progress update – Ted Coughlin – Interior framing and partitioning is 85% complete. The drywall and insulation. Under side of roof was done with a combination of spray foam and traditional insulation. Drywall work is ongoing on the third floor ceiling, and taping work has begun. All structural components are getting two layers of wallboard installed. By starting the drywall work on the top floor the utility rooms are located within the eaves and work can commence on them. Electrical work was started on the third floor, then moved to the second, and now is ongoing on the first floor. Internal ductwork has been installed. External (exposed) duct work still has be done. A decent amount of electrical work remains on the second floor. The second floor is where everything ties together.

Councilman Pessina inquires about the timing of the Lula/Lift. Mr. Coughlin anticipates delivery and installation in September.

Councilwoman Blackwell inquires about the finishes on the first floor, and what was designed to anticipate the potential future flooding. The majority of the wall finishes will be furred out from the metal studs, concrete board, and tile. A few small sections will be drywall, and might require replacement if they become wet. The bar is being designed with water resistant materials. The building has been redesigned with flooding in mind, and minimal clean-up required.

Chairman Nocera speaks about the weekly progress meetings that have been taking place. He thanks the committee for their time and commitment to the project.

B. Change Orders

1. Revision to Amendment #4 (City) /Change Order #9 (Coughlin) for the new total amount of \$559,034.71 for the Lula (Lift), Carpentry, & Construction Management Fee.

Motion made by Councilman Pessina to approve the revisions to Amendment #4 to the contract, seconded by Richard Pelletier, and passed unanimously.

C. Approval of Bills

1. Giuffrida Electric – Inv. #CGN23023-4 - \$57,862.54 – Various electrical items.
Councilwoman Blackwell requests additional clarification from staff.
Motion made by Councilman Pessina, seconded by Councilwoman Blackwell, and passed unanimously.
2. Coughlin – Inv. #118042 - \$117,995.36
Councilwoman Blackwell requests additional clarification from staff.
Motion made by Councilwoman Blackwell, seconded by Councilman Pessina, and passed unanimously.
3. Coughlin – Inv. #117975 - \$62,158.80 – 85% Insulation Progress Payment
Motion made by Councilwoman Blackwell, seconded by Councilman Pessina, and passed unanimously.
4. Coughlin – Inv. #118041 - \$200,000.00 – 50% Carpentry Progress Payment
Motion made by Councilman Pessina, seconded by Councilwoman Blackwell, and passed unanimously.
5. Coughlin – Inv. #118040 - \$36,096.00 – 40% Lula/Lift Progress Payment
Motion made by Councilman Pessina, seconded by Richard Bergan, and passed unanimously.

5. **Additional Project Updates** - Chair recognizes Ted Coughlin. Mr. Coughlin speaks about the Deck and Ice Cream Ramp which will require additional pilings. The original estimate was based on the re-use of the existing footings when Tighe and Bond was still the engineer on the project. The new engineer recommends helical pilings which are essentially huge screws. Approx. 47 pilings are required. Pilings are required to be over 25' deep to reach solid ground that will be able to handle the loads. Approx. additional cost of \$175,000.00. Staff has been looking at potential locations to save money (railings, decking, ramp, etc.)

Discussion ensues about the overall project funding, future change orders, etc. Chairman Nocera informs the committee that the project is still within the budgeted amount as of this date.

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