

Permanent Building Committee

Meeting Minutes

Monday, October 6, 2014

Call to Order: PBC Member, Pat Sheehan, called the meeting to order at 7:05 p.m.

Meeting Attendees:

PBC members

Wayne Klocko (Chairman), Diane Jurmain, Jon Wine, Patrick Sheehan, Kim Borst (Secretary)

Other attendees

Steven Agostini (Agostini Construction), Steve Ahern (Agostini Construction), Tim Bonfatti (Compass), Jeff D'Amico (Compass), Keith Edison (Police Chief), Brian Main (Compass), Maria Neville (Library Trustee), Tricia Perry (Library Director), and Kevin Witzell (CDR Maguire).

Pat Sheehan asked that we begin with a review of meeting minutes, invoice approval and an update on demolition of the old library as Wayne Klocko is delayed about 20 minutes and should be a part of the discussion regarding Police/Fire.

Meeting Minutes

The meeting minutes from 9/11/14 were presented and reviewed.

Jon Wine made a motion to approve minutes of 9/11/14 as written. Pat Sheehan seconded. The motion passed unanimously.

Invoice Approval

A bills payable schedule for Compass Project Management for services rendered in September 2014 was reviewed.

Jon Wine made a motion to pay Compass Project management \$12,292.50 for services provided. The motion was seconded by Diane Jurmain and passed unanimously.

A bills payable schedule for two Simpson, Gumpertz & Heger invoices for services rendered from August 9, 2014 - September 5, 2014 were reviewed.

Jon Wine made a motion to pay \$5,516.67 for services provided. The motion was seconded by Pat Sheehan and passed unanimously.

A bills payable schedule for CDR Maguire for services rendered through September 26, 2014 was reviewed.

Jon Wine made a motion to pay CDR Maguire \$53,010.00 for services provided. The motion was seconded by Pat Sheehan and passed unanimously.

Permanent Building Committee

Meeting Minutes

Monday, October 6, 2014

Library Demolition

Pat Sheehan gave an update on the demolition of the old library. Sheehan drafted a PCB package and forwarded to the consultant to review. He expects that it will be finalized within the next few days and hopes to get bid documents to the town by the end of the week and have bids in before the end of the month. He noted that the monument has been moved and the flag pole is down. There was discussion about disconnecting the overhead power to the site and it was noted that power may be needed for the abatement process. After the abatement is complete, the building can be taken down and sidewalk removed. There will be temporary fencing around the site while the process is taking place.

Wayne Klocko arrived at 7:20 p.m.

Police/Fire Project

Jeff D'Amico introduced Steve Ahern and Steven Agostini from Agostini Construction as CM for the Police/Fire project. Discussion ensued about how to officially move forward with Agostini. Compass recommended authorizing the pre-construction fee of \$65,200.00 today and then make the decision within the next month or so about which construction option to move forward with, concurrent, or consecutive. The option of temporarily relocating the police needs to be further investigated before a decision on a concurrent or consecutive timeline can be made.

Pat Sheehan made a motion to recommend to the selectmen the approval of the contracted pre-construction fee of \$65,200. Jon Wine seconded the motion and it passed unanimously.

This committee approves and recommends to the selectmen to enter into an owner CM contract with Agostini for \$65,200 for pre-construction fees.

Jeff D'Amico requested permission to solicit proposals for technology and FF & E. It was noted that no one currently owns working with the Fire Chief and Police Chief on design and individual needs. Wayne Klocko requested that Kevin Witzell from CDR Maguire provide two estimates, one for FF & E and one for technology for both Fire and Police. Witzell agreed to provide a proposal on each by the next meeting.

7:50 p.m. Tricia Perry and Maria Neville arrived.

Jeff D'Amico handed out two construction cost summary reconciliation documents. One for Police (see Document A) and one for Fire (see Document B). Both projects had the same issue with proposed costs coming in higher than the feasibility study.

Jeff D'Amico proceeded by handing out a Value Management List of potential areas for cost savings for discussion for both the police (see Document C) and fire (see Document D) stations.

Permanent Building Committee

Meeting Minutes

Monday, October 6, 2014

Items from the value management list that were discussed for the police station included changing the retaining wall to a VERSA-LOK wall, changing the proposed granite curb to concrete to match existing parking lot, deleting the brick plaza, deleting benches in the plaza (or possibly push to FF&E budget), delete clock tower, and possibly consider a reduction in square footage. Tim Bonfatti said they will look into more concrete numbers and revisit the list.

Wayne Klocko noted that the focus needs to be on sustainability. The building has to last at least 50 years and anything that might affect that would need to come off of the value management idea list first.

Value management list for the fire station was also discussed but tabled temporarily due to Chief Barrett not being present at the meeting.

Tim Bonfatti left the meeting at 8:35.

Wayne Klocko asked for a consensus recommendation from the working group for getting the project within budget by the next PBC meeting. He would like a list of priorities to add back in and requested that the materials be circulated 24 hours in advance of the next meeting.

Library

Tricia Perry presented formal LEED certificates and said that the library has completed the certification process and a check should arrive by mid-October.

Wayne Klocko updated the group on the library roof situation. The SGH report found that the membrane was not continuous and the standing seam roof needs to come off and be redone. Meadows will do the work and SGH will closely monitor. Maria Neville expressed concern about the library plantings and safety of library patrons while the repairs are being done.

Adjournment

Wayne Klocko made a motion to adjourn the meeting at 10:00 pm. The motion was seconded by Diane Jurmain and passed unanimously.

The next PBC meeting will be held at the Roche Bros. Community Room at the Library on Monday, October 20, 2014 starting at 7:00 pm.

Submitted by:

Kim Borst
Secretary, Permanent Building Committee