

Permanent Building Committee Meeting
Minutes of Tuesday, October 6, 2015
Town Hall, Room 206

Call to Order: PBC Chairman, Wayne Klocko, called the meeting to order at 7:03 p.m.

Meeting Attendees:

PBC Members

Wayne Klocko (Chairman), Diane Jurmain, Craig Schultze, Pat Sheehan, Jon Wine, Kim Borst (Secretary)

Ex-Officio Member

Chris Smith (Chairman – Millis Board of Selectmen)

Other Attendees

Fabrizio Caruso (CDR), Sean Flanagan (CDR), Brian Main (Town of Millis – Project Manager)

Police/Fire Project

An update was given on the contamination status and estimate of clean-up cost. The cost estimate that was circulated in email last week, approximately \$1,250,000, is still the most up to date information that we have. The contingency has been reconciled as requested by Chris Smith. The costs that have been committed are known and until we hear back from the DEP, things remain unchanged.

Wayne Klocko went to the last finance committee meeting and after meeting with them and showing them how we got to the cost estimate that we have for clean-up, the finance committee seemed to be in agreement with the \$1,250,000 number. There has been some discussion if it will be listed as one or two articles. The finance committee will ultimately decide where the money will come from.

Wayne updated the group about Axiom's conversation with the asbestos coordinator from the central region. He ran two options by him. The first being to consolidate the material on site instead of trucking out to dispose. He said that it has been done before, so it may be an option. The second option of picking through the piles of construction debris was a non-starter. Another option that was mentioned was the concept of removing clean fill and creating a coffin under the building which should work for capping. Craig Schultz asked if the building could be raised to match the Jopa property next door. The consensus was that can be done but would incur some additional cost for things such as retaining walls, ramps, etc.

From a regulatory perspective, this project will be monitored by waste site clean-up with asbestos people consulting. In order to get the DEP Waste site clean-up to sign off, we will need to file an amendment or a new plan submittal. Capping is a possibility with long term monitoring. We need a cost analysis of the soil taken out and the soil encapsulated. The biggest concern with the capping option is that it is a very tight site. Depending on how much is encapsulated, the soil may be moved twice or three times.

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Coordination between CDR, Sovereign and Axiom is extremely important right now. We have the potential to save hundreds of thousands in disposal costs if we can make the capping option on site work. We know that it is a viable regulatory action, now we need to determine if it is feasible. Next steps include estimating what we have now and determining if we can find room on site where we could eventually cap it.

The question was raised about if anything can be done on site right now or are we waiting for DEP to give us the go ahead. Pat Sheehan said that because of the asbestos, we need to get the go ahead from them. Axiom may be able to move that along for us.

It was determined that Tom Hevner from Sovereign, Randall Ames from Axiom and CDR need to develop a plan. Sovereign should likely take the lead because this is likely to fall under LSP jurisdiction and he will need support from CDR. Pat Sheehan suggested that rather than waiting for the DEP to respond, we should set up a meeting and proactively put together a plan that the DEP can approve. Brian Main mentioned the importance of running the plan by Agostini before the DEP to be sure it would be cost effective.

Wayne Klocko asked Pat Sheehan to take the lead on coordinating with CDR, Axiom and Sovereign. Thursday the 8th was mentioned as a good possible date. The hope is to have a pro-active plan to go back to the DEP with coming out of this meeting.

Fabrizio Caruso from CDR introduced Sean Flanagan as the contact moving forward handling site responsibilities.

Wayne Klocko let the committee know that he will be gone through October 26th but will have access to email. Diane Jurmain will be gone through October 20th and the 26th and 27th.

An increase to the Agostini contract in the amount of \$13,176 for three change orders that were approved at the last PBC meeting will be presented to the selectmen on the 26th.

Change order requests from CDR were presented and reviewed. Amendment #4 has two parts. An additional \$6,600 for environmental permitting for Sovereign to do some further evaluation of the oily material and \$9,053 for Axiom to do the work that they have been contracted for that includes sampling and testing of the additional asbestos materials.

Pat Sheehan made a motion to recommend to the Selectmen that they approve amendment #4 to CDR's contract for a total value of \$15,653. Diane Jurmain seconded the motion and it passed unanimously.

8:45 pm. Fabrizio Caruso and Sean Flanagan left the meeting

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Invoices

A bills payable schedule for Agostini Construction for services rendered through September 30, 2015 was reviewed.

Pat Sheehan made a motion to pay Agostini \$58,489.95 for services provided. The motion was seconded by Craig Schultze and passed unanimously.

Adjournment

Wayne Klocko made a motion to adjourn the meeting at 8:53 p.m. The motion was seconded by Jon Wine and passed unanimously.

Submitted by:

Kimberly Borst
Secretary, Permanent Building Committee