

Permanent Building Committee Meeting  
Minutes of Monday, November 10, 2014

**Call to Order:** PBC Chairman, Wayne Klocko, called the meeting to order at 7:05 p.m.

**Meeting Attendees:**

**PBC members**

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

**Ex-Officio members:**

Chris Smith (Selectman)

**Other attendees**

Steven Agostini (Agostini Construction), Steve Ahern (Agostini Construction), Tim Bonfatti (Compass), Keith Edison (Police Chief), Maria Neville (Library Trustee), Tricia Perry (Library Director), Louis Riobueno (CDR Maguire), and Kevin Witzell (CDR Maguire).

**Police/Fire Project:**

Wayne Klocko gave an update on the November 3rd working group meeting regarding exterior design elements of the new police station. The group discussed how the new building would fit within the town's master plan and what design elements would carry over from the library to the police station. Also discussed at that meeting was the importance of differentiating the new police station from Centennial Place, the retail building next door. Louis Riobueno from CDR Maguire handed out and reviewed 6 different design options (see document A) that resulted from that conversation.

7:10 p.m. - Tricia Perry, Maria Neville and Pat Sheehan arrived at the meeting.

All designs had some stone on the front of the building and a simplified roof design. Various roof lines and ideas for moving the tower to the center of the building in order to make it more functional were discussed. If the tower is moved to the center, it can be used as the front entryway. A variety of glazing and stone options were also discussed. Suggestions can be taken into account and changes can be made to lower costs once a preferred design is selected.

7:20 p.m. - Chief Edison arrived at the meeting.

Discussion about the different design versions ensued and the group all agreed that the tower should be used as the front entrance as opposed to just being decorative. Additionally, Chief Edison suggested pulling the tower entrance forward as much as possible and using pillars to help reduce the amount of stone needed. The various plans were discussed and option 2B generated the most positive feedback from the group. Discussion about cost concerns prompted suggestions about losing some of the glazing on the roof area in order to make it more cost effective.

Agostini commented that the original design was far more cost effective than any of the designs shown tonight and cautioned that we need to compare this exterior to the original.

Permanent Building Committee Meeting  
Minutes of Monday, November 10, 2014

Wayne Klocko summarized the groups deliberations to be sure all were in agreement. The group would like the roofline of 2B, with some glazing on top of the roof, but remove the glazing on the non tower area and simplify the roofline for the tower. We would like to see an option with less stone, 2 columns, and a false waterline. The waterline may need to be done with a product other than stone that would be more cost effective. We would like to keep as much glazing and masonry as we can while keeping costs in line. Klocko asked Riobueno to work on a revised design based on this feedback. Sketches need to be to Agostini by Friday so that they can price out the new design.

Tim Bonfatti mentioned that we are two weeks to a month behind and that if possible, we should vote to move into design development to move the project forward.

**John Wine made a motion to move forward to the design development phase using option 2B while eliminating the transoms, moving the tower forward to become more of an external element with stone and pillars and accommodating as much glass as possible at the top of the tower. Craig Schultze seconded the motion and it passed unanimously.**

Heating system options for the new police station were discussed. The group is investigating the possibility of eliminating the boilers and replacing them with rooftop heating units in an effort to bring costs down. Installation and operating costs of both systems were compared.

The committee discussed the roof structure on the police station, a few different options were discussed within the new plans. Concerns about snow load were brought up. Additional concerns were raised about snow if we move forward with rooftop heating units. They would have to be put somewhere where they wouldn't get buried. Creating a shed awning to protect these units was discussed as a potential solution.

Chief Edison discussed temporary placement options for the police department. He has spoken with the property owner at Rossi's restaurant and likes that option if they can negotiate a price that would work within the budget. There would be minimal construction necessary as there are a lot of existing rooms to utilize. The building also has central air and handicapped access. Additionally, Edison still looking into the Middlesex Bank building which is problematic due to space and the need for constructing some rooms inside, but not impossible. Chris Smith brought up 1079 Main Street, the old GAF building as an option. Smith mentioned that you could potentially relocate police and fire to the building making it easier to remodel the fire station without anyone in it. Edison mentioned that the owner wants too much money and Smith said he would reach out to him and see if he might be willing to work with us.

We are looking at a 12 month time frame for renting the space beginning in April. The group agreed that by the end of the year, we should have an agreement in principal in place for space. Tim Bonfatti suggested that if we hear something positive on the GAF space we will move forward with them, but if not we will pursue Rossi's.

Permanent Building Committee Meeting  
Minutes of Monday, November 10, 2014

Sovereign Consulting submitted a proposal for groundwater re-sampling at the former library site (see document B). They determined that the contamination levels of the groundwater were higher than anticipated and that more testing needs to be done. Sovereign proposes to complete this project for no more than \$7,200.

**John Wine made a motion to authorize Sovereign Consulting to do additional ground water testing not to exceed \$7,200 subject to Pat Sheehan investigating the 1st report and the re-sampling proposal further. Craig Schultze seconded the motion and it passed unanimously.**

8:55 p.m. Steven Agostini, Steve Ahern, Tim Bonfatti, Keith Edison, Kevin Witzell and Louis Riobueno left the meeting.

### Library

Wayne Klocko gave an update on the roof work on the library, he received word that Meadows may not complete the roof work until spring. They will be coming tomorrow to make the compromised area weather tight for the winter.

Tricia Perry updated the building committee about a new maple case that was built to display the Millis Bicentennial Quilt in the library.

9:10 p.m. Tricia Perry and Maria Neville left the meeting.

There will be a mandatory walk through of the old library on November 25th at 11 a.m. for anyone interested in bidding on the demolition project. Bids will be due December 4th.

### Meeting Minutes

The meeting minutes from 10/20/14 were presented and reviewed.

**Diane Jurmain made a motion to accept the minutes of 10/20/14 as written. Pat Sheehan seconded. The motion passed unanimously.**

### Invoice Approval

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

**Craig Schultze made a motion to pay Compass Project management \$20,768.75 for services provided. The motion was seconded by John Wine and passed unanimously.**

A bills payable schedule for CDR Maguire for services rendered through October 24, 2014 was reviewed.

Permanent Building Committee Meeting  
Minutes of Monday, November 10, 2014

**Craig Schultze made a motion to pay CDR Maguire \$29,776.70 for services provided. The motion was seconded by Jon Wine and passed unanimously.**

A bills payable schedule for two Simpson, Gumpertz & Heger invoices for services rendered from September 6, 2014 to October 3, 2014 were reviewed.

**Craig Schultze made a motion to pay \$4,130.31 for services provided. The motion was seconded by Jon Wine and passed unanimously.**

A bills payable schedule for Agostini Construction Co, Inc. for services rendered through October 27, 2014 was reviewed.

**Craig Schultze made a motion to pay Agostini Construction Co, Inc. \$10,866.00 for services provided. The motion was seconded by Jon Wine and passed unanimously.**

Executive Session - 9:25 p.m.

**Wayne Klocko made a motion to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body; and the Chair does so declare. By Roll Call Vote: Pat Sheehan - aye, Diane Jurmain - aye, Jon Wine - aye, Wayne Klocko - aye, Craige Schultze - aye, Chris Smith - aye.**

**Wayne Klocko made a motion to exit Executive Session at 9:45 p.m. The motion was seconded by Pat Sheehan and passed unanimously.**

**Adjournment**

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

The next PBC meeting will be held in the Roche Bros. Community Room at the Library on Tuesday, November 25, 2014 starting at 7:00 p.m.

Submitted by:

Kim Borst  
Secretary, Permanent Building Committee