

Permanent Building Committee Meeting
Minutes of Tuesday, December 8, 2015
Town Hall, Room 104

Call to Order: PBC Chairman, Wayne Klocko, called the meeting to order at 7:09 p.m.

Meeting Attendees:

PBC Members

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

Other Attendees

Fabrizio Caruso (CDR), Keith Edison (Town of Millis – Chief of Police), Brian Main (Town of Millis – Project Manager)

Police/Fire Project:

Update on Organics

The committee solicited a peer review from SGH on the issue of organics. Wayne Klocko asked Fabrizio Caruso if CDR did the testing that was recommended. Caruso handed out a memo from Dave Nacci and Robin Dyer as an initial reply to the SGH peer comments. (See Handout A) Caruso replied that of all the issues that they listed, all but two were already being addressed. The two that were not already being addressed were #3 in the memo, regarding more testing pits, CDR agreed to sample representative site organic soils and perform the mentioned laboratory testing. The second was #8, regarding compressibility testing to which CDR said that they will undertake consolidation testing of organic soil previously sampled (undisturbed tube sample(s), if the initial laboratory results warrant.

CDR noted in the memo that the steps outlined in Peer Review could not all be accomplished by Friday December 11, 2015 due to the time involved for each step. They agreed to develop and implement the program as expeditiously as possible and keep the town apprised of progress.

A discussion about who was responsible for the organics ensued. Fabrizio Caruso alleged that the Owner would have had to deal with the organics regardless of if CDR had discovered them earlier. Wayne Klocko countered that certain options such as shifting the building location or raising the floor elevation to avoid the organics were not made available to the Owner during feasibility.

Review of Change Order Requests

A copy of Agostini Change Order Request #20 in the amount of \$521,236.00 was distributed to the committee and discussed. This proposal was for extra work associated with removing all asbestos contaminated stockpiles throughout the site and includes contaminated areas above petroleum affected soils.

A Remediation Cost Report (Handout C) was distributed to the committee and discussed. So far, \$938,031.00 has been spent with \$310,000 remaining.

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Brian Main distributed a copy of the Change Order Log to the group. (Handout D)

A copy of Agostini Change Order Request #22 (Handout E) in the amount of \$26,406.00 was distributed to the committee and discussed. This proposal was for the cost to pave and stripe the neighboring parking lot. There was some discussion about the possibility of the town providing the asphalt in order to get a cheaper rate. That option will be investigated. This Change Order Request will be held over.

A copy of Agostini Change Order Request #18 (Handout F) in the amount of \$64,168.00 was distributed to the committee and discussed. This proposal was for the Agostini General Conditions Delay due to the contaminated soils that were discovered. The time period of the delay was from 9/2/15 – 11/16/15. Agostini did not charge for all general conditions and reviewed carefully the direct cost impacts. Originally, \$45,000.00 per month was the estimated cost.

Agostini Change Order Request #19 in the amount of \$22,419 to set up the truck wash and fence and decontaminate the equipment was reviewed.

A copy of Agostini Change Order Request #21 (Handout G) in the amount of \$16,120.00 was distributed to the committee and discussed. This proposal was for the cost to remove the most recent discovery of petroleum contaminated soils at the SE corner of the site.

Agostini Change Order Request #2 is a credit of \$2,377.00 for changing the truss system.

Wayne Klocko made a motion to approve Change Order Requests #2, 18, 19, 20 and 21 in the amount of \$621,566.00 which will make up Change Order #3. Diane Jurmain seconded the motion and it passed unanimously.

Saturday Work Request

Agostini asked the town for permission to work on Saturdays so that the project doesn't get further behind with weather delays. This would be premium time but could possibly save on winter conditions. Agostini would need to get approval from Chief Edison to work on Saturdays.

Craig Schultze made a motion to authorize Agostini to work Saturdays, not to exceed \$15,000.00. Pat Sheehan seconded the motion and it passed unanimously.

Architect's Report

Fabrizio Caruso from CDR distributed the Architects Report for November 2015 (Handout H). The majority of the month of November was relegated to the abatement of the soil. In the last week of November footing excavation started.

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Caruso brought some shingle choices to the meeting. Colonial Slate, Driftwood and Black were the preferred choices. He will bring larger samples to the next job meeting.

Fabrizio Caruso left the meeting at 8:35.

Pat Sheehan left the meeting at 8:37.

Budget Update

Kim Borst and Brian Main presented an updated Budget Sheet for review. (Handout I) The contamination clean up budget appropriated by the town has been added and new budget is up-to-date.

Carport

Keith Edison and Brian Main brought up that the piers for the carport would need to be poured now if there ever is to be an option to add the carport back into the project. It would cost approximately \$4,000 for 4 additional piers that would be needed.

Craig Schulze made a motion to approve a Change Order Proposal for \$4,000.00 to pour 4 additional piers for a carport. Diane Jurmain seconded the motion and the motion passed unanimously.

Invoices

A bills payable schedule for Agostini Construction's application for payment, number 251-5, for \$155,538.12 was presented.

Craig Schultze made a motion to pay Agostini Construction, Inc. \$155,538.12 for services provided. The motion was seconded by Diane Jurmain and passed unanimously.

A bills payable schedule for CDR Maguire Inc. for services rendered through November 30, 2015 was reviewed.

Craig Schultze made a motion to pay CDR Maguire Inc. \$16,186.64 for services provided. The motion was seconded by Diane Jurmain and passed unanimously.

Minutes

Meeting minutes from 11/17/15 were presented and reviewed.

Diane Jurmain made a motion to accept the minutes of 11/17/15 as written. The motion was seconded by Craig Schultze and passed unanimously.

Adjournment

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Wayne Klocko made a motion to adjourn the meeting at 9:10 p.m. The motion was seconded by Craig Schultze and passed unanimously.

Submitted by:

Kimberly Borst
Secretary, Permanent Building Committee

The next meeting of the Permanent Building Committee will be held on Tuesday, January 5, at 7:00 p.m. in the Town Hall, room 130.