

Permanent Building Committee Meeting

Minutes of Tuesday February 3, 2015

Call to Order: PBC Chairman, Wayne Klocko, called the meeting to order at 7:20 p.m.

Meeting Attendees:

PBC members

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

Other attendees

Steven Agostini (Agostini Construction), Jeff D'Amico (Compass), Keith Edison (Police Chief), James Neville (BOS), and Kevin Witzell (CDR Maguire)

Police/Fire Project:

Keith Edison and Wayne Klocko met with Jim McKay about using a camera to investigate the sewer connection to the floor drains at the fire station. A determination needs to be made about whether the town can do it or if we have to contract it out. Wayne will contact Jim tomorrow to see if we can use the contractor that the town has used in the past.

A civil engineer from CDR Maguire met with Barbara Thissell from the Board of Health about the manholes at the new police station site. The engineer noted her list of concerns which included potentially switching to a different manhole and changing the size of the pipe.

The permitting schedule was discussed. There is a Conservation Commission meeting on February 9th, Planning Board on February 10th, and Zoning Board on February 12th. Members of the PBC and project team will plan to attend the meetings.

7:35 p.m. - Pat Sheehan arrived.

CDR presented a two dimensional rendering that can be presented to the Planning Board showing the size of the building in relation to the buildings surrounding it. (see handout A)

A list of value management items (see handout B) was distributed to the group and reviewed. Per the document, the current cost estimate for the project is \$5,338,016. The approved project budget including all site work is currently at \$5,128,448. Which leaves \$209,568 for targeted value management. Recommended value management items total \$192,245 which would bring the project down to a \$17,323 overage/shortfall.

Fire Chief Rick Barrett was not present at the meeting however, sent an email prior to the meeting outlining his priorities. He expressed a desire to focus on getting the harder scope things done now. He prioritized the apparatus bay floor above the six small rooms in the back. He feels strongly about the floor and feels that he can address the inconvenience of not having the rooms at a later date. His

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priorities in order would be roof and floor, then the mansard above garage bay and finally repointing the front of garage bays.

Add alternates for the project were discussed and outlined in order of priority as:

- 1 - police station dormers
- 2 - fire station mansard
- 3 - repoint front of fire station garage bays

Wayne Klocko checked in with Charlie Aspinwall about the status of the contract with Francesco Demolition, Inc. for the demolition of the old library. It was determined that they were waiting on us to provide them with tonage information. After speaking with Wayne, Francesco was able to finish the proposal and estimate and forwarded to Wayne for approval. Wayne shared the proposed contract with the group and it was determined to be reasonable.

Pat Sheehan made a motion to recommend that the Selectmen approve a change order for Francesco Demolition, Inc. for the removal of the asbestos contaminated foundation of the old library not to exceed \$11,818. Craig Schultze seconded the motion and it passed unanimously.

The schedule for the project was handed out and reviewed. (see handout C) If all goes according to plan, building will commence during the first week of May.

It has been determined that shortening the project to 12 months will not achieve enough of a cost savings to make it worthwhile. We will be moving forward with the 18 month plan which means not relocating police or fire during construction. Agostini said that they will try to expedite the 18 month schedule if possible.

Invoice Approval

A bills payable schedule for Paul Matuszko Environmental Consulting for services rendered through January 29, 2015 was reviewed.

Pat Sheehan made a motion to pay Paul Matuszko Environmental Consulting \$914.00 for services provided. The motion was seconded by Craig Schultze and passed unanimously.

A bills payable schedule for Agostini Construction for the fourth installment of the preconstruction fee was reviewed.

Pat Sheehan made a motion to pay Agostini Construction \$10,866.00 for services provided. The motion was seconded by Craig Schultze and passed unanimously.

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

Pat Sheehan made a motion to pay Compass Project Management \$19,961.25 for services provided. The motion was seconded by Craig Schultze and passed unanimously.

A bills payable schedule for CDR Maguire for services rendered through January 30, 2015 was held over to be reviewed at the next PBC Meeting on February 24th.

Adjournment

Wayne Klocko made a motion to adjourn the meeting at 9:05 pm. The motion was seconded by Pat Sheehan and passed unanimously.

The next PBC meeting will be held in the Roche Bros. Community Room at the Library on February 24, 2015 at 7:00 p.m.

Submitted by:

Kim Borst
Secretary, Permanent Building Committee