

Permanent Building Committee Meeting
Minutes of Thursday, March 16, 2017
Town Hall, Room 130

Call to Order: Wayne Klocko called the meeting to order at 7:02 p.m.

Meeting Attendees:

PBC Members

Diane Jurmain, Wayne Klocko (Chairman), Craig Schultze, Jon Wine, Kim Borst (Department Assistant)

Town of Millis Representatives

Catherine MacInnes (BOS), Brian Main (Project Manager), Jim McKay (DPW)

Results of CPC Visit to Fire Station

The Community Preservation Committee (CPC) toured the Fire Station with Chairman Klocko. The CPC expressed that they would be willing to consider some reimbursement for masonry and trim on the oldest parts of the building.

Change Order Requests

Change Order 27 was presented to the committee which included COR 161 – remove fasteners and patch brick, COR 169 – relocate exterior lights, and COR 174 – install VFD at MFD exhaust. This change order totals \$4,514.00.

Jon Wine made a motion to recommend the approval of Change Order 27 in the amount of \$4,514.00. Diane Jurmain seconded the motion. The motion passed unanimously.

The following items were brought to the committee for approval but did not yet have COR numbers:

- Uninstalling and reinstalling cabinets to better fit refrigerator - \$1,824.00 – After discussing, the Committee decided to decline. It was suggested that other options be investigated, perhaps a smaller 33” refrigerator.
- Upgrading the heating water circulator pumps at the Fire Station. Three options were presented from Hall Sheet Metal and one from Commercial Boiler. The Commercial Boiler option was recommended by Brian Main as a high efficiency, solid, sustainable solution.

Craig Schultze made a motion to recommend to the Selectmen that they engage in a contract with Commercial Boiler systems in the amount of \$17,900.00 to upgrade the heating water circulator pumps at the Millis Fire Department. Diane Jurmain seconded the motion and it passed unanimously. (Note - this motion was later rescinded, see page 2.)

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The following COR's that have already been approved and/or have been completed were presented to the committee:

- COR 192 – Replace heater in hallway with smaller model that will sit flush with wall - \$4,842.00
- COR 137.1 – Plumbing changes required by inspector - \$5,761.00
- COR 155 – Install water line for future irrigation - \$2726.00
- COR 177 - Replace de-con shower fixture - \$850.00
- COR 178 - Add gypsum wall board to soffits/ceilings - \$1,000.00
- COR 179 – Tape and finish forestry ceiling - \$4,000.000
- COR 181 – Brace metal stud walls in ambulance area - \$1500.00
- COR 173 – Add steel opening at exhaust fan - \$3,000.00
- COR 185 – Provide 3 phase wiring which was originally shown as single phase - \$1,500.00
- COR 187 – Provide piping to dishwasher that was not shown in plans - \$1500.00
- COR 137.2 – Replace phalange in water heater and butterfly valve - \$4,500.00

After learning of all of the upcoming Change Order Requests that are based on outstanding expenses, the committee decided to reconsider its vote to upgrade the heating water circulator pumps at the Fire Station.

Wayne Klocko made a motion that the PBC defer recommending that the Selectmen engage in a contract with Commercial Boiler systems to upgrade the heating water circulator pumps at the Millis Fire Station. Craig Schultze seconded the motion and it passed unanimously.

Discussion Regarding Design Related Change Orders

Brian Main presented a schedule of items dealing with change orders that were related to the architect's design of the project.

9:20 p.m. – Diane Jurmain left the meeting.

DPW

Jon Wine reviewed RW Sullivan's schematic package with pricing which includes the proposed electrical and HVAC work for the repairs. This package puts the mechanical work at \$132K, which when added to the \$120K roofing repairs and the \$65K design construction admin brings the budget to approximately \$317K. Approximately \$250K was originally allocated for the project.

Jim McKay expressed concern about moving forward with this plan right now. He brought some suggestions to the table for modular units to be brought in and used for office space and bathrooms. He suggested building a new mechanics bay and using the old building as storage only. It was agreed that there should be another discussion with SGH to evaluate all options.

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Invoices

A bills payable schedule for Agostini for February services was reviewed.

Jon Wine made a motion to pay Agostini Construction \$449,720.65 for services rendered. The motion was seconded by Craig Schultze and passed unanimously.

A bills payable schedule for Restaurant Depot for an ice maker to be used at the fire station was reviewed.

Jon Wine made a motion to pay Restaurant Depot \$2,499.00. The motion was seconded by Craig Schultze and passed unanimously.

A bills payable schedule for ULINE for bins and storage to be used at the fire station was reviewed.

Jon Wine made a motion to pay ULINE \$1649.02. The motion was seconded by Craig Schultz and passed unanimously.

A bills payable schedule for LW Bills for partial work on the town fire alarm system per quote dated 2/28/16 for the fire station was reviewed.

Jon Wine made a motion to pay LW Bills \$23,157.50 for work on the town fire alarm system based on a quote dated 2/28/16. The motion was seconded by Craig Schultze and it passed unanimously.

Minutes

Meeting minutes from 2/7/17 were presented to the committee, but held over due to absent committee members needed for approval.

Adjournment

Wayne Klocko made a motion to adjourn the meeting at 10:00 p.m. The motion was seconded by Craig Schultze and passed unanimously.

Submitted by:

Kimberly Borst

Department Assistant, Permanent Building Committee