

Permanent Building Committee Meeting

Minutes of Tuesday, April 7, 2015

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

Other Attendees

Rick Barrett (Fire Chief), Jeff D'Amico (Compass), Keith Edison (Police Chief), Brian Main (Project Manager, Town of Millis), and Kevin Witzell (CDR Maguire)

Police/Fire Project:

Addendums

The technology piece of the project needs to get resolved and put into an addendum, there have been issues along the way about who owns what between RDK and Valley. If we don't hear anything back from Valley by Thursday we need have RDK put bid specifications together so that we can move forward.

Brian Main will be spending a 1/2 day with both the fire chief and police chief doing a page turn to make sure that we have everything that needs to be included in the scope of work addendum. Wayne Klocko will meet with Brian on Thursday to see how we match up.

Permitting Status

Permitting process is progressing. Wayne Klocko met with BOS last night about the water run-off and because the flow and rafe were both reduced, they have agreed to a variance. Things are looking good with the Conservation Commission. There is another meeting slated for next Monday night with the Board of Health. Barbara Thissell has some concerns regarding site drainage issues, dewatering, and soil removal.

It is believed that we don't need a special permit for the 2nd floor egress at the fire station because it is for employees only. Building inspector would like something more than an email to confirm that.

A Level 3 Building Evaluation for the fire station is also needed from the Department of Public Health.

Old Library Demo Update

Demo has been started on the old library. They have started asbestos removal. The exposed top roof has been removed to get to the asbestos containing felt beneath it.

Permanent Building Committee Meeting

Minutes of Tuesday, April 7, 2015

Contract Amendments Status

Wayne Klocko reviewed CDR's request for compensation for additional services related to Architectural and Engineering services in association with the design of the New Millis Police Station and Renovations to the Fire Stations with the BOS. The settlement offer that the PBC recommended was approved.

PMEC proposed \$9,000 in additional fees due to changes in scope. This is a worst case scenario and Paul Matusko will look to reduce costs when he can.

Pat Sheehan made a motion to recommend for approval to the selectmen an addendum to the PMEC Contract for the asbestos oversight. John Wine seconded the motion and it passed unanimously.

Review and Recommendation for Independent Testing Agency

Brian Main solicited 5 Testing Agencies for construction (see Handout A). The agencies included UTS of Massachusetts, Thompson & Lichtner, Briggs Engineering & Testing, Miller Testing, and American Engineering & Testing. Three of these agencies submitted quotes and Main recommended going with the low bidder, Briggs Engineering & Testing.

Jon Wine made a motion to recommend to the Board of Selectman that they award the independent individual testing services contract to Briggs Engineering & Testing not to exceed \$15,000. Diane Jurmain seconded the motion and it passed unanimously.

Builder's Risk Insurance

We have two numbers for Builder's Risk insurance for the new Police Station. The fire station should be covered under the current town policy. The first quote is through the town's insurance which was with Acadia for \$15,770. Agostini also submitted a quote from HUB International for under \$9,000. There were a few differences between the policies. Wayne Klocko will go back to Agostini and get comparable coverage to what Acadia gave us and if still under, we will move forward with Agostini's broker, HUB International, and place the coverage with Harleysville Insurance.

Library:

Roof Update

Ben Whittaker has been in touch with SGH and suggested a kick off meeting at the library. The project is bigger than originally anticipated with the water dams over the winter and water getting into the children's room at the library. Work needs to be completed by 5/31.

Permanent Building Committee Meeting

Minutes of Tuesday, April 7, 2015

Clyde Brown Feasibility Study:

School Building Committee

Next Tuesday is the first meeting of the School Building Committee. The committee is comprised of 15 members, 10 ex-officio and 5 voting. The first order of Business will be to select an Owner's Project Manager (OPM). This committee will be working closely with the Massachusetts School Building Authority (MSBA).

Invoice Approval:

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

Pat Sheehan made a motion to pay Compass Project Management \$11,659.50 for services provided. The motion was seconded by Craig Schultze and passed unanimously.

A bills payable schedule for CDR Maguire for services rendered through March 27, 2015 was reviewed.

Pat Sheehan made a motion to pay CDR Maguire \$26,328.92 for services provided. The motion was seconded by Jon Wine and passed unanimously.

A bills payable schedule for Andrew T. Johnson, Inc. for services rendered through March 30, 2015 was reviewed.

Pat Sheehan made a motion to pay Andrew T. Johnson, Inc \$2,950.04 for services provided. The motion was seconded by Diane Jurmain and passed unanimously.

A bills payable schedule for Beta Group for services rendered through March 9, 2015 was reviewed.

Pat Sheehan made a motion to pay Beta Group \$8,140.29.00 for services provided. The motion was seconded by Craig Schultze and passed unanimously.

Meeting Minutes

The meeting minutes from 3/11/15 were presented and reviewed.

Pat Sheehan made a motion to accept the minutes of 3/11/15 as written. Jon Wine seconded. Craig Schultze abstained. The motion passed.

Adjournment

Wayne Klocko made a motion to adjourn the meeting at 9:12 pm. The motion was seconded by Pat Sheehan and passed unanimously.

Permanent Building Committee Meeting
Minutes of Tuesday, April 7, 2015

The next PBC meeting will be held in room 204 at Town Hall on April 28, 2015 at 7:00 p.m.

Submitted by:

Kim Borst
Secretary, Permanent Building Committee