

**Permanent Building Committee Meeting**  
**Minutes of Tuesday, May 19, 2015**  
**Town Hall, Room 229**

**Call to Order:** PBC Chairman, Wayne Klocko, called the meeting to order at 7:07 p.m.

**Meeting Attendees:**

**PBC Members**

Wayne Klocko (Chairman), Diane Jurmain, Pat Sheehan, Jon Wine, Kim Borst (Secretary)

**Ex-Officio Members**

Chris Smith (Selectman)

**Other Attendees**

Steve Ahern (Agostini Construction), Julie Allen (Agostini Construction), Rick Barrett (Town of Millis, Fire Chief), Tim Bonfatti (Compass), Fabrizio Caruso (CDR Maguire), Brian Main (Town of Millis, Project Manager), and Kevin Witzell (CDR Maguire)

**Police/Fire Project Update**

**Results from filed Sub-Bidders**

Quotes came in very high. Steve Ahern from Agostini Construction believes that market prices are driving the cost up. Contractors are very busy so they are giving high price quotes because they don't necessarily need the business.

Value management solutions were discussed including looking at replacing the hardy board with wood for the exterior. It would be an initial savings but not long term. Pre-painted product was discussed. Painting was a hard price with the filed sub-bidders so there would need to be a change order to add painting the exterior if we went with wood. It costs a premium for specific colors, but grey might be an option as that is the color that it comes .

Klocko asked about the plumbing costs being so high. Fabrizio Caruso from CDR Maguire mentioned that we only had two bids and that there may be the possibility of rebidding it after reading from the 2014 Designing and Constructing Public Facilities manual, Step 6 which says..."If your jurisdiction receives fewer than three responsive bids and the lowest exceeds the estimated cost of the trade contract work, the CM at risk firm must attempt to negotiate an acceptable price with the lowest prequalified bidder. If the CM at risk firm is unsuccessful at doing so, the CM at risk firm must terminate negotiations with the lowest prequalified bidder and initiate negotiations with the second lowest prequalified bidder. If the CM at risk firm is unable to negotiate an acceptable price for the trade contract with either the lowest or second -lowest prequalified bidder, the CM at risk firm must then solicit additional bids for the work on behalf of and with the consent of your jurisdiction. In soliciting these bids, the CM at risk firm must use the procedures required by M.G.L. c. 149A for selecting subcontractors that are not trade contractors on the CM at risk project..."

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Additionally, CDR is looking at other ways to reduce the plumbing costs with the engineers. Steve Ahern called the low bidder and asked him for more information on his prices and some cost engineering ideas. He plans to have the plumbing estimator from Agostini on the call with him when he follows up.

The glazing price is about \$180,000 over budget right now. Potentially consider wood windows, they may be less expensive.

Brian Main presented a drawing of an idea (Handout A) to revise the handicap accessibility in the front of the building. This new idea could potentially save money by eliminating some metals, ramps and rails.

A suggestion was made to redesign the front of the building to make the tower smaller and/or reduce/remove the front dormers to reduce cost but it was determined that to change the design of the front of the building would delay the project by having to resubmit for approvals from the planning board as well as incurring additional design costs from CDR. Kevin Witzell suggested potentially making the dormers decorative instead of functional. This suggestion was not accepted.

7:40 Tim Bonfatti from Compass arrived.

Brian Main met with a structural engineer from Veitas and Veitas to see if he saw anything that could potentially reduce project costs. He mentioned reducing the thickness of the slab which would potentially save \$6,000. Main asked the group about possibly hiring him to do a controlled scope peer review to look for value engineering savings. The cost would be \$650.00. General consensus was that it would be a good idea. The Committee agreed to the proposal.

Guaranteed Maximum Price Proposal from Agostini

Still waiting on GMP Proposal from Agostini. Wayne Klocko recommended we work to get prices get nailed down between now and the next Selectman's meeting which is Monday, June 1st. Agostini should file the GMP the week before and the PBC would meet to recommend to Selectman at the June 1st meeting.

Technology and FF & E Budget Update

Still work to do on technology and FF & E budget. The number is \$725K, we need to find a way to get to that. There needs to be an agreement between the 2 Chiefs about where that money goes.

Permitting Status

The demolition of the old library was delayed 3 weeks due to a long permitting process/approval.

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The building permit for the new Police Station was filed last Thursday. Building Inspector is on vacation, he will review permit application when he returns. The building permit for the fire station will be filed separately. Brian Main has documentation that fees were waived.

### Access Board Approval

The documentation that Chief Barrett submitted was accepted. The 2nd floor has been designated as employee only. Deed restriction needs to be recorded.

### Updates from CDR on DPH Submittal and the DEP/Charles River Soils Permit

The Department of Public Health requested three clarifications on the submission from three weeks ago. The height of the cell ceilings needs to be altered, the cell card reader needs to be moved to a different wall, and a box needed to be checked for the combination toilet and sink unit. We will have provisional approval after making those three changes and will then get a letter off to the building inspector. There is some confusion on whether or not the CRPC is going to require treatment or not. Application has been re-submitted as not treating meets their standards, but it sounded like some treatment was still going to be required.

### Sovereign/CDR proposal for MFD drywell

Town groundwater consultant heard we were abandoning a drywell, in which case we would need a decommissioning permit. It is cheaper to re-pipe downspouts to the well, rather than de-activate it.

### Fastener Specification

Hilti has recommended a fastener to Agostini, it is a Tapcon screw that is made for this purpose.

### Responses to Owner and Compass Letters of Concern

CDR Maguire was asked about their reaction to how we got to this point in the project. They responded that they looked through 300 comments and addressed the majority of them. They have received many emails with comments and some were valid and some were not. They have gone through the whole process and feel that they have an accurate set of drawings out now. Wayne Klocko mentioned that the critical phase of construction is ahead and is hoping that it will go more smoothly.

Tim Bonfatti suggested a construction phase kick off meeting the second week of June.

The importance of keeping the project on schedule was reiterated to all parties.

### Library Repair Project Update

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SGH, a premier forensic engineering firm in the area is overseeing Meadows on the library roof repair. There has been water found inside the roof area and they are doing more investigation to find the extent of the damage. Repairs are proceeding in compliance with the scope of work defined by SGH.

**Invoice Approval**

A bills payable schedule for Guerriere & Halnon, Inc. for services rendered through April 30, 2015 was reviewed.

**Diane Jurmain made a motion to pay Guerriere & Halnon, Inc. \$3,000.00 for services provided. The motion was seconded by Jon Wine and passed unanimously.**

A bills payable schedule for Independent Piping for the services rendered through May 12, 2015 was reviewed.

**Jon Wine made a motion to pay Independent Piping \$577.50 for services provided. The motion was seconded by Diane Jurmain and passed unanimously.**

A bills payable schedule for Kimberly Borst's expense report for mileage to a training session on May 8, 2015 was reviewed.

**Wayne Klocko made a motion to reimburse Kimberly Borst \$79.14 for travel expenses. The motion was seconded by Jon Wine and the motion passed unanimously.**

**Meeting Minutes**

The meeting minutes from 4/7/15 were presented and reviewed.

**Jon Wine made a motion to accept the minutes of 4/7/15 as written. Diane Jurmain seconded and the motion passed unanimously.**

**Adjournment**

Wayne Klocko made a motion to adjourn the meeting at 9:25 pm. The motion was seconded by Jon Wine and passed unanimously.

The next PBC meeting will be held in the Room 206 at the Town Hall on June 1, 2015 at 6:30 p.m.

Submitted by:

Kimberly Borst  
Secretary, Permanent Building Committee