

Permanent Building Committee Meeting
Minutes of Monday, June 1, 2015
Town Hall, Room 206

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

Ex-Officio Members

Chris Smith (Selectman)

Other Attendees

Steve Agostini (Agostini Construction), Julie Allen (Agostini Construction), Rick Barrett (Town of Millis, Fire Chief), Keith Edison (Town of Millis, Police Chief), Brian Main (Town of Millis, Project Manager), and Kevin Witzell (CDR Maguire)

Police/Fire Project Update

Value Engineering Suggestions

The committee reviewed value engineering ideas in an effort to get the project within budget. Before reviewing the *Combined List of Value Engineering Suggestions* dated 5/21/15 (handout A), Steve Ahern summarized by saying that we are within range after the value engineering efforts but at this time, no add alternates are in, they are only a possibility if there is money left over at the end of the job. \$50,000 was also moved from the FF & E budget back into the overall project budget.

The new roof on the fire station is still a priority and the committee would like to find a way to work it into this project especially in light of the fact that Chief Barrett said that they had some major leaks during this storm that they had never seen before.

All of the value engineering suggestions for the Fire Station renovation were agreed upon with the exception of changing the second floor toilet room floor from ceramic tile to vinyl (VE F05) as the savings wasn't enough to warrant the change. Also, changing the wall tile in toilet room F55, to epoxy paint (VE F10) wasn't much of a savings either so was left as tile.

Value Engineering suggestions for the police station were agreed on as presented in document with the exception of some that there were questions on or otherwise noted below. Chief Edison asked for a price estimate on epoxy flooring to use as an option other than VCT flooring. The original value engineering suggestion was to change flooring from CT to VCT (VE P01). Deleting the soffits above the lockers (VE P11) was rejected because it reduces the life of the bullet proof vests. The Chief and some of the committee asked to hold off on reducing the ice and water shield back to code minimum (VE P13) if at all possible. The color changing light in the tower has been reduced to a light with just one color option (VE P19). Further investigation may reveal a lower price with another brand. Chief Edison asked

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if instead of deleting the carport from the project completely (VE P22), we leave as an add alternate in the event that there is money left at the end. Reducing the landscaping budget (VE P23) was accepted, there was some discussion about potentially reducing further as long as we still meet Planning Board requirements. The suggestion to delete sports flooring in fitness centers(VE P34) was discussed and it was determined that if we can find a way to keep it, we would like to try . Simplifying the roof OH detail (VE P40) should offer considerable savings, waiting on a number from the truss person after he sees the new drawing, therefore we can't put a dollar amount to this VE item yet. Deleting the PVI water heater and installing a Lochinavr heater with storage tank offered a savings, but Chief Edison suggested looking into an on demand hot water heater instead of a bigger heater that would need to be plumbed to the attic. RDK will be directed to draw something up so that we can get a feel for the potential additional savings.

Progress update on Guaranteed Maximum Price Proposal from Agostini

Still waiting on GMP Proposal from Agostini. After the value engineering decisions are made at this meeting, Agostini should be able to plug in new numbers and have GMP within a day or two.

Update on Structural Peer Review Meeting

Brian Main met with Veitas and Veitas and came away with several good value engineering ideas including the simplified roof detail which should offer considerable cost savings.

Results of Negotiations with Plumbing Sub-bidders

Agostini was able to get the plumbing number down \$14,000. Still negotiating and hope to get costs even lower.

Review Date for Presenting Final GMP to BOS

The PBC will meet next Monday the 8th to approve the final GMP and recommend approval to the BOS.

Update on Finalizing the FF & E Project Budget

Still a work in progress. Once the GMP is finalized, we will focus on finalizing the FF & E project budget.

8:23 p.m. Julie Ahern, Steve Agostini, Kevin Witzell and Rick Barrett left the meeting.

Review Proposals from CDR for Additional Consulting Services from Sovereign

The Committee reviewed Sovereign Consulting's letter of proposal for UIC Investigation and Permit Registrations for the drywell at the site of the current fire station. (Handout B)

Jon Wine made a motion to accept Sovereign Consulting's proposal dated April 30, 2015 for UIC Investigation and Permit Registrations in the amount of \$13,090.00. Craig Schultze seconded the motion and it passed unanimously.

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Review and Approve CDR Contract Amendment No. 1

The Committee reviewed CDR's *Contract for Designer Services Amendment No. 1* (Handout C) which included additional costs for soils permitting and audio visual design totaling \$18,480.

Jon Wine made a motion to recommend that the selectmen approve CDR Contract Amendment No. 1 in the amount of \$18,480.00. Craig Schultze seconded the motion and it passed unanimously.

Review and Approve CDR Contract Amendment No. 2

The Committee reviewed CDR's *Contract for Designer Services Amendment No. 2* (Handout D) which included additional costs for construction documents, environmental engineering and environmental permitting.

Jon Wine made a motion to recommend that the selectmen approve CDR Contract Amendment No. 2 in the amount of \$43,710.00. Pat Sheehan seconded the motion and it passed unanimously .

Review and approve additional engineering services from Guerriere and Halnon, Inc.

The Committee reviewed a proposal to increase Guerriere and Halnon, Inc.'s fee for additional plotting, property and utility survey and additional field survey work.

Wayne Klocko made a motion to increase Guerriere and Halnon Inc.'s fee to a total of \$9,685.00. Diane Jurmain seconded and the motion passed unanimously.

Progress Update on Old Library Demolition

The old Library is down, leaving just the concrete slab. Francesco started carefully pulling up the slab and found that the pipe that there was concern about was encased in an insulated box with sand around it. There will be no saw cutting necessary, it should be an easy removal. The question of asking for a credit or re-negotiating the contract was brought up because the job was not as complicated as originally anticipated.

Meeting Minutes

The meeting minutes from 5/11/15 were presented and reviewed.

Jon Wine made a motion to accept the minutes of 5/11/15 as written. Craig Schultze seconded and the motion passed unanimously.

Adjournment

Wayne Klocko made a motion to adjourn the meeting at 9:10 pm. The motion was seconded by Jon Wine and passed unanimously.

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The next PBC meeting will be held in the Faculty Dining Room at Millis MS/HS on June 8, 2015 at 5:45 p.m.

Submitted by:

Kimberly Borst

Secretary, Permanent Building Committee