

Town of Millis

Elementary School Building Committee Meeting

Millis Public Library, Roche Bros. Room

Minutes of Tuesday, December 18, 2018

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

Meeting Attendees:

ESBC Voting Members:

Wayne Klocko (Chairman), Diane Jurmain (Vice Chairman), Richard Nichols

ESBC Ex-Officio Members:

John Engler, Nancy Gustafson

Additional Attendees

Julie Allen – Agostini Construction

Kimberly Borst - ESBC Department Assistant

Jeff D’Amico – Compass Project Management

Terry Wiggin – Millis Public Schools

Update on Construction Progress

The construction team is making progress on the interior of the building. The case work has been started and millwork will begin tomorrow. The ceiling grid will be going up on the second floor. Painting is progressing. The kitchen hood has been installed. Floor leveling in the cafeteria was cancelled last Saturday and rescheduled for this Saturday the 22nd.

The outside of the building is also progressing. Windows are going in. Roofing is in progress. There are concerns about the roof not being finished and snow removal. The original roof panels were wrong, the correct ones have been delivered, but they ran out of panels and are waiting for more which has slowed progress. Skylight frames are going in. The retaining wall on the high school side of the building has been finished. Footings for the north side will be poured this week. The masonry is substantially complete. Construction team is keeping an eye on humidity readings and adjusting humidifiers/dehumidifiers as necessary.

Concern was expressed about the lack of thermal break with the windows. Tappe went with the manufacturer’s recommendation of no mineral wool which can create frost on the inside and when that warms up it can melt and puddle. Condensation may back up onto the MDF sills.

Additional lighting and security is being added to the construction site with a new, additional camera and two more flood lights at the trailer area.

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FF&E and Technology

The phone contract with TPX Communications for CFB is almost ready for signatures. The scope, product and price have been agreed upon. Currently working out legal language with the lawyers but hope to have the contract for review tomorrow. The contract needs to be signed by 12/31/18. The BOS approved the VMB portion of the plan last night. The system will be in by the end of May.

Diane Jurmain made a motion to approve the service agreement with TPX Communications for the Clyde F. Brown Elementary School phone system. There will be a \$9450 up front cost and an \$870.35 per month ongoing, recurring cost that the school will pick up. Richard Nichols seconded the motion and the motion passed unanimously.

A decision on technology will need to happen at the January ESBC meeting.

A final list of equipment to retain from the old building will need to be complete by the end of the year.

8:25 p.m. – Nancy Gustafson left the meeting

8:30 p.m. – John Engler and Terry Wiggin left the meeting

Utility Update

The gas meter has been installed. The wire is being pulled now for permanent power. Permanent data and phone lines to the new school are expected by February. Hoping to go live with Columbia Gas by end of February.

MSBA Update

To date, the project has received approximately \$9 million in reimbursement. Reimbursement request 22 is currently being processed and is expected within the month.

Change Orders

Change Order 9 totaling \$12,268.00 was presented to the Committee. It is comprised of the following Change Order Requests:

#43RI – cost to add furring and drywall for the wall tile to east and north CMU walls of women’s bathroom - \$2,129

#44RI – cost impact to change carpet type per owner request - \$3,077

#46 – cost for fire damper changes - \$4,801

#51 – cost to add Densglass sheathing at the wall in cooler and freezer as requested by owner - \$594

#55 – cost impact to change one sprinkler head in vestibule to a Vix Flex dry pendant - \$1,668

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Richard Nichols made a motion to approve Change Order 9, made up of Change Order Requests 43RI, 44RI, 46, 51, and 55 in the amount of \$12,268.00. Diane Jurmain seconded the motion and the motion passed unanimously.

VMB Ponding

A dry well will be installed in the grass island in an effort to decrease the ponding at the corner of the lot.

Town Hall Catch Basin

The catch basin at Town Hall was blocked at the start of the project. Did water jetting on Monday and hit a blockage about 30 ft in. Need to get a camera in there to determine cause. DPW to pick up from here.

Community Communications

Last week's Facebook post generated 1300 hits. A photo from the Babfar presentation will be posted with an explanation in the coming days.

Invoices

A bills payable schedule for Agostini Construction for construction fees through November 30, 2018 was reviewed.

Wayne Klocko made a motion to pay Agostini Construction \$2,192,865.21 for services provided. The motion was seconded by Richard Nichols and passed unanimously.

A bills payable schedule for Compass Project Management for project management services rendered through November 30, 2018 was reviewed.

Wayne Klocko made a motion to pay Compass Project Management \$43,999.00 for services provided. The motion was seconded by Richard Nichols and passed unanimously.

A bills payable schedule for Tappé Architects, Inc. for design services rendered through November 30, 2018 was reviewed.

Wayne Klocko made a motion to pay Tappé Architects \$45,000.94 for services provided. The motion was seconded by Richard Nichols and passed unanimously.

A bills payable schedule for Jody Cleary for CORI processing for the month of November was reviewed.

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Wayne Klocko made a motion to pay Jody Cleary \$71.43 for services provided. The motion was seconded by Richard Nichols and passed unanimously.

A bills payable schedule for Kathy Vilani for CORI processing for the month of November was reviewed.

Wayne Klocko made a motion to pay Kathy Vilani \$63.85 for services provided. The motion was seconded by Richard Nichols and passed unanimously.

Minutes

Meeting minutes from 11/20/18 were presented to the Committee for approval.

Wayne Klocko made a motion to approve meeting minutes from 11/20/18 as written. Diane Jurmain seconded the motion and the motion passed unanimously.

Adjournment

Wayne Klocko made a motion to adjourn the meeting at 8:38 p.m. The motion was seconded by Richard Nichols and passed unanimously.

Submitted by:

Kimberly Borst
Department Assistant
Elementary School Building Committee
Town of Millis

The next meeting of the Elementary School Building Committee will be held on Wednesday January 16, 2019 at 7:00 p.m.