

**Permanent Building Committee Meeting
Minutes of Tuesday, September 29, 2015
Town Hall, Room 104**

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

Keith Edison (Town of Millis - Police Chief), Brian Main (Town of Millis – Project Manager), Kevin Witzell (CDR)

Police/Fire Project

Wayne Klocko updated the Selectmen on the hazardous materials situation that has been uncovered at the site of the new police station and the estimated costs associated it at their 9/28 meeting. During that meeting, Chris Smith asked the PBC to track what has been paid out of the contingency to date. Wayne Klocko asked Brian Main to work with Kim Borst to pull together that information.

Wayne Klocko told the group that the numbers need to continue to be refined. The cost to restore the project to the original scope for both police and fire needs to be determined.

It came up at the Selectmen's meeting that someone should be held accountable. Wayne Klocko told the committee that he had a discussion with CDR during the weekly construction meeting about the fact that with all of the test pits and borings that were done, some of the organics and hazardous materials should have been found. CDR disagreed but said they would look into it.

Wayne Klocko asked Brian Main to get him a preliminary estimate of the organic cost for the project.

Kevin Witzell from CDR advised the committee that he will be leaving CDR as of Friday. Fabrizio Caruso will take over as project lead with another person in the OPM group to help with paperwork.

Charlie Aspinwall has signed the report that Axiom will file with the DEP, now it can be mailed out.

It was determined that more test pits need to be dug in order to get a better grasp on how widespread the contamination is on the lot. The DEP needs to know that we need to get in there and do more testing. Pat Sheehan will talk to Axiom about next steps.

The PBC is beginning a discussion with the DEP with the help of Axiom about being very aggressive on the town's behalf about pursuing other, less expensive options of taking care of the hazardous materials that were found on site. Discussion ensued about ways that costs might be able to be brought down such as determining if it is possible to contain any of the contamination on site rather than having to

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truck it out. Additionally, the possibility of suspending the project was discussed. If in the next weeks/months is it determined that money can be saved by putting the project on hold, it may make sense to do the abatement now, but hold off on building until the spring. The carrying costs would need to be determined to see if that would be a viable option.

According to the Selectmen, the additional funds needed to remediate the hazardous materials and bring the project back in line with the scope won't be an override. If the PBC establishes that it is necessary and the finance committee endorses, it just authorizes the town to borrow.

Wayne Klocko has been invited to present numbers to the finance committee in a meeting tomorrow night. A range needs to be quantified before that meeting and when presented to committee, it will be noted that we are exploring other options to try to bring costs down further.

Wayne Klocko reviewed a list of things that need to be done within the next few days. Pat Sheehan is to talk with Axiom about options for remediation. Brian Main will provide an order of magnitude on the organics and will work with Kim Borst to reconcile the contingency budget. Engineering options to keep the materials on site need to be determined such as raising the building and/or burying. Every possible scenario needs to be projected.

Change order requests from CDR were presented and reviewed.

Craig Schultze made a motion to recommend to the Selectmen that they increase Agostini's contract by \$13,176 (change order number 1) to be paid out of the construction contingency budget for the demolition of the sewer pump station. Jon Wine seconded the motion and it passed unanimously.

Craig Schultze made a motion to recommend to the Selectmen that they increase Agostini's contract by \$1,766 (change order number 3) for unsuitable soil that was discovered. Diane Jurmain seconded the motion and it passed unanimously.

Craig Schultze made a motion to recommend to the selectmen that they increase Agostini's contract (change order number 10) by \$2,548 for additional piping required at the manhole. Pat Sheehan seconded the motion and it passed unanimously.

Invoices

A bills payable schedule for PK Associates, Inc. dba Briggs Engineering & Testing for geotech engineering services rendered through September 5, 2015 was reviewed.

Craig Schultz made a motion to pay PK Associates, Inc. dba Briggs Engineering & Testing \$2,502.00 for services provided. The motion was seconded by Jon Wine and passed unanimously.

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A bills payable schedule for ADPrint for full color plans and photos mounted on foam core that were shipped on September 28, 2015 was reviewed.

Craig Schultz made a motion to pay ADPrint \$136.00 for services provided. The motion was seconded by Diane Jurmain and passed unanimously.

Minutes

Meeting minutes from 9/8/15 were presented and reviewed.

Craig Schultze made a motion to accept the minutes of 9/8/15. The motion was seconded by Diane Jurmain. The motion passed unanimously.

Meeting minutes from 9/15/15 were presented and reviewed.

Craig Schultze made a motion to accept the minutes of 8/11/15. The motion was seconded by Diane Jurmain. The motion passed unanimously.

Adjournment

Wayne Klocko made a motion to adjourn the meeting at 9:00 p.m. The motion was seconded by Jon Wine and passed unanimously.

Submitted by:

Kimberly Borst
Secretary, Permanent Building Committee

The next meeting of the Permanent Building Committee will be held on Tuesday, October 6, 2015 in the Town Hall, Room 206.