

Elementary School Building Committee Meeting
Minutes of Wednesday June 13, 2018
Town Hall, Room 130

Call to Order: Wayne Klocko called the meeting to order at 7:05 p.m.

Meeting Attendees:

ESBC Members:

Mike Banks, John Engler, Denise Gibbons, Nancy Gustafson, Diane Jurmain, Wayne Klocko (Chairman), Catherine MacInnes, Richard Nichols, Craig Schultze, Kimberly Borst (Department Assistant)

Additional Attendees

Steve Agostini – Agostini Construction
Jeff D’Amico– Compass Project Management
Charlie Hay – Tappe Architects

Construction Progress and Schedule

The project is on schedule. Steel was topped off this week. The large crane is leaving and will be replaced by a smaller one. A beam was signed by CFB children and other community members and hoisted and set into place. It is critical to accomplish a lot this summer while school is not in session.

Coordination with Other Town Projects

Sewer work on 109 – this work will be done at night after school lets out in order to lessen the traffic impact on 109. Work will be finished and then town will pave.

Electrical service – finish pole work by alleyway, bring wire in to feed the building.

Gas line – Columbia typically requires wall and overhead work in the area of the meter to be completed prior to service install. However, JA successfully negotiated with the gas company to do their work before wall is finished.

Drainage work at Monroe - project will be accelerated but will not be started until school is over at the end of June.

Sewer – Agostini needs to let school know what the impact will be of sewer work the week of 6/25.

Parking Lot Modifications at Town Hall – targeting August 13-24.

Traffic Work – work will be done on a turning lane from 109 to Park Road as early in the project as possible to help with traffic flow.

Irrigation System – the conduit and pipe has been installed, waiting for Eversource to connect to power.

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Permitting

All permits in hand as of Thursday.

Utility Update

Waiting on a meter for the irrigation system. Eversource has done everything else. We have a good working relationship with Eversource.

GMP Buyout & Contract Award

Agostini has completed the GMP buyout except for landscape. The final landscape prices were received yesterday and Agostini has recommended that Central Nursery be awarded the contract. They were the low bidder, had the most complete package and good references. The Committee looked into an option for extended warranty, which is \$19,470 for an additional 1 year. The warranty is likely more expensive than setting aside some funds for replanting anything that doesn't survive after the first year. Committee would like to investigate the cost of a sprinkler system.

MSBA Update

The next reimbursement request for a potential \$1.2 million from April has just been signed and will be submitted. MSBA will be out to the project site next week for inspection. We will send them the final breakdown of buyouts now that they are complete.

Change Order Review and Approval

The Committee reviewed potential change orders:

Additional Basketball Court, RFP 007 -

Tappe and Agostini provided pricing on creating an additional basketball court on the north side of the site after concerns were raised about the proximity of the original basketball court to the playground. The costs came in at \$305K with lights, and \$210K without lights. The committee was opposed to moving forward with this plan due to the fact that this wasn't part of the initial scope of the project, the additional cost that it would incur, likely abutter issues, and the need to return to the planning board.

The school committee brought an option to the table for temporary courts to be located behind the MS/HS administrative offices as the only courts left to use in town are the Rectory Courts which have been over crowded since the loss of the courts by the high school. The school committee is asking for financial support from the ESBC in order to fund this initiative.

Denise Gibbons made a motion for the ESBC to approve funding up to \$5,000 for the construction of a temporary basketball court on school property. Craig Schultze seconded the motion. Denise Gibbons, Wayne Klocko and Craig Schultze voted in favor, Diane Jurmain opposed. The motion passed 3-1 in favor.

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Four additional potential change orders were reviewed with the committee. They included:
PCO #003 for \$8,678.83 – cost to upsize a portion of the underground sanitary sewer line from 4” to 6”
PCO #005 for \$1,325.25 – cost impact for Agostini Bacon Construction to pay the electrical company via credit card to relocate the service to the bandstand and irrigation service.
PCO #007 for \$1,685.14 – additional cost to have J. Derenzo rework drainage piping to reduce pitch
PCO #010 for \$1,803.69 – cost impact to furnish and install crushed stone, perforated pipe and fabric for tree root protection.
These four PCOs make up Change Order #1

Craig Schultze made a motion to approve Change Order #1 in the amount of \$13,493.00. Wayne Klocko seconded the motion and it passed unanimously.

New Business

Jon Wine submitted his resignation from the ESBC. The Committee will be looking to the Selectmen to appoint a new voting member.

Invoices

A bills payable schedule for Agostini Construction for Application 6 for Contractor’s Payment through May 31, 2018 was reviewed.

Diane Jurmain made a motion to pay Agostini Construction \$1,478,048.78 for services provided. The motion was seconded by Craig Schultze and passed unanimously.

A bills payable schedule for Compass Project Management for project management services rendered through May 31, 2018 was reviewed.

Craig Schultze made a motion to pay Compass Project Management \$53,926.00 for services provided. The motion was seconded by Denise Gibbons and passed unanimously.

A bills payable schedule for Tappé Architects, Inc. for design services rendered through May 31, 2018 was reviewed.

Craig Schultze made a motion to pay Tappé Architects \$47,407.29 for services provided. The motion was seconded by Diane Jurmain and passed unanimously.

A bills payable schedule for Jody Cleary for reimbursement for time and expenses related to processing CORI reports.

Craig Schultze made a motion to pay Jody Cleary \$543.63 for time and expenses. The motion was seconded by Diane Jurmain and passed unanimously.

A bills payable schedule for BETA for professional services through April 27, 2018 was reviewed.

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Craig Schultze made a motion to pay BETA \$913.09 for services provided. Diane Jurmain seconded the motion and it passed unanimously.

Minutes

Meeting minutes from 5/15/18 were presented to the committee for approval.

Wayne Klocko made a motion to approve the meeting minutes from 5/15/18 as written. Craig Schultze seconded the motion. The motion passed unanimously.

Adjournment

Wayne Klocko made a motion to adjourn the meeting at 9:08 p.m. The motion was seconded by Craig Schultze and passed unanimously.

Submitted by:

Kimberly Borst

Department Assistant, Permanent Building Committee

The next meeting of the Elementary School Building Committee will be held on Tuesday, July 17th at 7:00 p.m.