

Town of Millis
Elementary School Building Committee
Meeting Minutes of Tuesday, March 24, 2020
Virtual Meeting

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

Meeting Attendees:

ESBC Voting Members:

Denise Gibbons, Diane Jurmain, Wayne Klocko (Chairman), Richard Nichols, Craig Schultze

ESBC Ex-Officio Members:

John Engler, Nancy Gustafson, James McCaffery

Additional Attendees

Julie Allen – Agostini Construction

Kimberly Borst - ESBC Department Assistant

Chris Eberly – Compass Project Management

Charlie Hay – Tappé Architects

Update on Construction Progress

Work continues at the site. Loam is being spread, planting is taking place, and irrigation is being installed on the lower field. Work is being done on the parking lot. There may be a delay with the tennis/pickleball courts due to the fact that the fence company has shut down completely due to COVID-19.

Work inside the building on the booster pump was originally scheduled for April vacation. The materials should arrive within two weeks. Hoping to get work done once materials come in if the school is amenable to letting people work inside the building. The work would be confined to the boiler room.

The construction schedule end date is currently 5/20. However, delays caused by COVID-19 may push things back a bit.

Radon

Long term radon results came back showing levels between 5 and 8. The level at which action is recommended to be taken is 4. The construction team is currently investigating mitigation options. GZA has been tasked with coming up with a recommendation for the best way to mitigate. A test venting system will be installed to determine its effectiveness before implementing in the whole building. This is not a short-term critical health issue. Testing for radon at the school could not be done until winter, when the building is closed up is the best time for testing.

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Craig Schultze made a motion that it is the recommendation of the ESBC that any communication regarding radon testing be coordinated through the school department and any questions should be addressed by the Superintendent's Office. Richard Nichols seconded the motion.

By Roll Call Vote: Denise Gibbons – aye, Diane Jurmain – aye, Wayne Klocko – aye, Richard Nichols – aye, Craig Schultze - aye.

Tennis/Pickleball Courts

The Select Board voted to overlay three tennis courts with pickleball lines and have the fourth court be converted into 4 pickleball courts. The design of the courts changed slightly in order to accommodate this plan. The boundary of one of the tennis courts will need to be extended in order to fit pickle ball. The cost for this plan is \$11,326.00.

The Committee deliberated whether the cost for this change falls within the scope of the project. Concern was expressed that the pickleball modification was not part of the original project and was therefore not the expectation that was set with the town. Four tennis courts were demolished and the plan that the Select Board voted to approve only replaces three tennis courts.

There were several objections to spending the \$11,326.00 on the addition of the pickle ball courts. However, the implication of the Committee voting the expense down would leave the 4th tennis court empty and the project unfinished which was not the most fiscally responsible. Asking for reimbursement from the town for this money was brought up as an option.

Wayne Klocko made a motion to accept change order #146 in the amount of \$11,326.00 to add four pickleball in place of one tennis courts and stripe the remaining three tennis courts with pickleball lines. Diane Jurmain seconded the motion.

By Roll Call Vote: Denise Gibbons – aye, Diane Jurmain – aye, Wayne Klocko – aye, Richard Nichols – aye, Craig Schultze - aye.

Craig Schultze made a motion to request that the Select Board allocate \$11,326.00 from town funds to pay for the changes necessary to the tennis courts to accommodate the pickleball court plan that the Select Board approved. Richard Nichols seconded the motion.

By Roll Call Vote: Denise Gibbons – aye, Diane Jurmain – no, Wayne Klocko – aye, Richard Nichols – aye, Craig Schultze - aye.

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Change Orders

Change order 29 totaling \$15,409.96 was presented to the Committee. It is comprised of the following change order requests:

#145 – modify manhole in the field to have it at the correct elevation, \$1,470.51

#146 – changes that Select Board voted on to incorporate pickleball into the tennis court layout, \$11,326.00

#147 – additional asphalt at basketball court to prevent sediment from washing on to the court, \$2,613.45

Craig Schultze made a motion to approve change order 29 totaling \$15,409.96 which includes change order requests 145, 146, and 147. Denise Gibbons seconded the motion.

By Roll Call Vote: Denise Gibbons – aye, Diane Jurmain – aye, Wayne Klocko – aye, Richard Nichols – aye, Craig Schultze - aye.

Two Week Lookahead

Next communication will be about disruption to traffic due to paving at the three way stop intersection at Town Hall. Once a date is determined, a communication will go out along with information on Facebook and the Town website.

Invoices

A bills payable schedule for Agostini Construction for construction fees for the month of February was reviewed.

Richard Nichols made a motion to pay Agostini Construction \$231,145.77 for services provided. The motion was seconded by Craig Schultze.

By Roll Call Vote: Denise Gibbons – aye, Diane Jurmain – aye, Wayne Klocko – aye, Richard Nichols – aye, Craig Schultze - aye.

A bills payable schedule for Compass Project Management for project management services for the month of February was reviewed.

Richard Nichols made a motion to pay Compass Project Management \$16,003.50 for services provided. The motion was seconded by Diane Jurmain.

By Roll Call Vote: Denise Gibbons – aye, Diane Jurmain – aye, Wayne Klocko – aye, Richard Nichols – aye, Craig Schultze - aye.

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A bills payable schedule for Tappé Architects, Inc. for design services for the month of February was reviewed.

Richard Nichols made a motion to pay Tappé Architects \$26,917.76 for services provided. The motion was seconded by Craig Schultze.

By Roll Call Vote: Denise Gibbons – aye, Diane Jurmain – aye, Wayne Klocko – aye, Richard Nichols – aye, Craig Schultze - aye.

A bills payable schedule for WB Mason for chairs was reviewed.

Richard Nichols made a motion to pay WB Mason \$5,821.40 for materials provided. The motion was seconded by Craig Schultze.

By Roll Call Vote: Denise Gibbons – aye, Diane Jurmain – aye, Wayne Klocko – aye, Richard Nichols – aye, Craig Schultze - aye.

A bills payable schedule for GZA for radon remediation work was reviewed.

Richard Nichols made a motion to authorize the ESBC Chair to approve the GZA invoice for \$13,651.98 pending Compass review. The motion was seconded by Craig Schultze.

By Roll Call Vote: Denise Gibbons – aye, Diane Jurmain – aye, Wayne Klocko – aye, Richard Nichols – aye, Craig Schultze - aye.

Minutes

Meeting minutes from 2/25/20 were presented to the Committee for approval.

Wayne Klocko made a motion to approve meeting minutes from 2/25/20 as written. Diane Jurmain seconded the motion.

By Roll Call Vote: Denise Gibbons – aye, Diane Jurmain – aye, Wayne Klocko – aye, Richard Nichols – aye, Craig Schultze - aye.

Adjournment

Wayne Klocko made a motion to adjourn the meeting at 8:57 p.m. The motion was seconded by Diane Jurmain.

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By Roll Call Vote: Denise Gibbons – aye, Diane Jurmain – aye, Wayne Klocko – aye, Richard Nichols – aye, Craig Schultze - aye.

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 Tuesday, April 21, 2020 at 7:00 p.m.