

Town of Millis

Elementary School Building Committee

Meeting Minutes of Tuesday, April 21, 2020

Virtual Meeting

Call to Order: Wayne Klocko called the meeting to order at 7:03 p.m.

Meeting Attendees:

ESBC Voting Members:

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

ESBC Ex-Officio Members:

John Engler

Additional Attendees

Julie Allen – Agostini Construction

Kimberly Borst - ESBC Department Assistant

Chris Eberly – Compass Project Management

Charlie Hay – Tappé Architects

Update on Construction Progress

The sidewalks have been put in around the large parking lot and the final paving has been done around the loop in front of the school and at the Town Hall intersection. Paving is complete with the exception of the tennis courts. Parking lot striping was started today but couldn't be completed due to rain. Planting and seeding have been taking place, there is still a little more landscaping to finish. The irrigation to the lower soccer fields has been started. One more day of electrical work until Eversource can be brought in to power it up. The fence company is shut down due to COVID-19. They have the materials needed for the tennis courts and agreed to drop them off at the site. Agostini is looking for someone else to install the fence if possible.

There was a meeting last Thursday with the Commissioning team. On Tuesday, April 28th, between 7 a.m. and noon the trades will be allowed in, times will be staggered. John Engler to draft a warranty list of items with issues.

The contract end date for the project is currently 5/18/20. Due to factors beyond Agostini's control, there is some work that likely won't be completed on time - mainly the tennis courts. If work is limited in scope, the Town will consider expanding the contract completion date beyond the 18th without penalty. Agostini should provide a list of items within the original contract that are not complete. A no cost change order for a time extension can then be presented for approval.

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Craig Schultze made a motion to authorize Wayne Klocko, Chairman of the Elementary School Building Committee to negotiate a no cost extension with Agostini Bacon Construction due to delays from the COVID-19 situation. Richard Nichols seconded the motion.

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

Radon

Agostini presented two phase pricing for selective demolition access for the radon pilot test to be performed by GZA and restoration of the disturbed work after the test is complete. Phase one includes demo at two locations, coring at 2 locations, cleaning and a temporary covering. Phase two includes patching floor holes, framing and drywall repair, painting, and cleaning.

Wayne Klocko made a motion to authorize Agostini Bacon Construction to perform phase 1 and phase 2 of selective demolition access for the radon pilot test to be performed by GZA and restoration of the disturbed work after the test is complete in the not to exceed amount of \$15,000.00 for both phases. Diane Jurmain seconded the motion.

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

Change Orders

Change Order 30 for a credit of \$16,065.00 was presented to the Committee for the unused allowance of elevator installer regular time and overtime.

Diane Jurmain made a motion to approve Change Order 30 for a credit in the amount of \$16,065.00 for the unused allowance of elevator installer regular time and overtime. Richard Nichols seconded the motion.

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

Invoices

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

Diane Jurmain made a motion to pay Agostini Construction \$362,232.16 for services provided. The motion was seconded by Richard Nichols.

By Roll Call Vote: 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 March was reviewed.

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Richard Nichols made a motion to pay Compass Project Management \$15,418.00 for services provided. The motion was seconded by Craig Schultze.

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

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

Richard Nichols made a motion to pay Tappé Architects \$26,186.26 for services provided. The motion was seconded by Craig Schultze.

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

A bills payable schedule for GZA for radon testing was reviewed.

Richard Nichols made a motion to pay GZA \$27,937.04 for the following radon testing invoices – 0790806, 0790523, and 0792439. The motion was seconded by Craig Schultze.

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

Minutes

Meeting minutes from 3/24/20 were presented to the Committee for approval.

Diane Jurmain made a motion to approve meeting minutes from 3/24/20 as written. Rich Nichols seconded the motion.

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

Adjournment

Wayne Klocko made a motion to adjourn the meeting at 8:06 p.m. 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.

Submitted by:

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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, May 19, 2020 at 7:00 p.m.