

Permanent Building Committee  
Meeting of January 9, 2020  
Town Hall 7:30PM  
Approved

A duly called and posted meeting of the Permanent Building Committee was held at the Town Hall, 7:30PM, January 9, 2020.

Present: T Goemaat (TG), D Grissino (DG), M King (MK), S Littlefield (SL), M. Tauer (MT)

Others: S. Gagosian (SG), A. La Francesca (AL), K. Kennedy (KK), M. Martin (MM-SC), M. Freiman (BOS), ~~R. Foster (RF-MKA)~~, S. Kirby (SK-Vertex), N. Goins (NG-Advisory), S. Gray (ShG-SC), ~~A. Pitkin (AP-SMMA)~~, ~~T. Bonfatti (TB-Compass)~~, M. Freiman (MF-BOS), ~~W. Schwartz (WS-Schwartz Silver)~~, ~~S. Marshall (SM-Schwartz Silver)~~, ~~M. Jop (MJ-Executive Director)~~, ~~J. McDonough (JMcD-FMD)~~

### Citizens speak

- None

### Town Hall Envelope

- SK provided an OPM update: staging is largely dismantled, demobilization of trailers, excess brownstone being removed from the yard, fencing coming down the end of January, February mulch removal, East roof work for next two weeks, Great Hall windows nearly complete and protective boxes coming down, performing masonry and interior window punch list, and Campbell has put in most of the hardware.
- SL asked if there will be a final cleaning of the interior areas to which SK replied that Allegrone will be performing a general cleaning on all areas.
- TG asked about outstanding billing items on the schedule of values to which SK replied that they are working on a final reconciliation for next month which will address all these items.
- SK presented Allegrone Requisition #19 for cast stone installation, scaffolding demobilization, roof downspouts, storm window material and installation, and painting.

**It was moved and 2<sup>nd</sup> to approve Allegrone Requisition #19 in the amount of \$159,858.08, approved 5-0.**

### Town Hall Interior and Annex

- KK requested and MT volunteered to serve as PBC Liaison for the Town Hall Annex project.
- TG indicated that the contingency and escalation for the project timeline seemed low. KK will check in with the architect and provide an update.
- DG indicated that any cost analysis should be inclusive of up-front costs vs. paybacks on items which realize savings over time such as PV panels.

### Hunnewell

- KK provided a revised assessment of the Oak tree in the front of the school: SMMA's arborist's analysis in March 2019 indicated that the tree was in fair health. In December 2019, NRC commissioned an arborist to evaluate the health of the tree and, at this point, discovered a substantial crack in the trunk. The tree cannot be reinforced in any way to render it safe and is at risk. DPW, FMD, and School Department are meeting 1/10/20 to assess what's salvageable. The DPW will cut the tree down on 1/11/20, retain healthy cuts over 12 inches, and repurposing will be addressed in the future accompanied by estimates for processing the oak wood.
- KK updated that he has presented to SC and SBC regarding working group topics and any PBC interest in participating in working groups should be emailed to him by Monday, 1/13/20.
- KK presented to the Committee the application to the Inspector General for Construction Manager at Risk and requested DG be authorized to sign the document between meetings should there be no objections to the updates. The Committee requested more time to review and chose to provide comments the next week and sign off on the document at the next PBC meeting.
- AL requested approval of the Hunnewell Design budget breakdown to load into the Munis accounting system. The Committee approved and TG indicated that some column headers may require editing.
- ShG asked about process for preserving the honorary garden and SG responded that the School Department should connect with KK with an inventory of anything in the building or on the grounds they wish to retain and relocate and he will help coordinate the discussion with the designer.
- ShG reported that MM is the backup liaison for Hunnewell from the School Committee.

### **Middle School Building Systems**

- DE presented the contract for NV5 as Commissioning agent which has been reviewed by Town Counsel.

**It was moved and 2<sup>nd</sup> to approve the NV5 Commissioning contract in the amount of \$15,935, approved 5-0.**

- SG provided an OPM update: 50% Design Development drawings have been reviewed and Town Counsel has provided answers regarding the contract with Shawmut. SL and TG inquired about conditions with the existing cabinetry, attachments, and inside the wall to which SG responded that they are conducting ongoing investigations with another walkthrough on 1/15/20 to address these questions.

### **Middle School Piping**

- KK provided an OPM update: steam flushing over winter break, blow down completed and came in lower than projected, CO approved by SG over winter break venting to outside, FMD helped resolve steam trap issue, working towards final completion.
- KK presented PCOs for review:
  - PCO #34: Relocate CO panel to be more accessible
  - PCO #35: CRT vent to outside
  - PCO #36: New sump pumps and alarm package to Metasys
- KK presented Amanti Requisition #7 for relocating steam trap and existing boiler monitoring points (including PCOs #22-#27)

**It was moved and 2<sup>nd</sup> to approve Amanti Requisition #7 in the amount of \$36,723.76, approved 5-0.**

### **New Business**

- AL requested authorization to issue a release of funds for High School Construction, School Security Construction, Middle School Piping Design, and a partial release for Tolles Parsons Construction. The Committee agreed to the releases with an update to the letterhead.

**It was moved and 2<sup>nd</sup> to authorize DG to sign the Release of funds as presented in the amount of \$586,371.42, it was approved as amended 5-0.**

- AL requested that members review and edit existing brief bios which are to be inserted into the CM at Risk Application to the IG's office. The Committee will email revisions.

### **PBC Administrative Business**

**It was moved and 2<sup>nd</sup> to approve the minutes from 12/19/19 as amended, approved 4-0. MT abstained.**

**It was moved and 2<sup>nd</sup> to approve the invoices as presented, approved 5-0.**

The meeting was adjourned at 8:40PM

Respectfully Submitted,

Stephen D. Gagosian,  
Design and Construction Manager