

Permanent Building Committee  
Meeting of January 10, 2019  
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 10, 2019.

Present: T Goemaat (TG), D Grissino (DG), M King (MK), S Littlefield (SL), L Shind (LS)

Others: R Donahue (RMD-Advisory), M. Martin (MM-SC), M. Freiman (BOS), Steve Gagosian (SG), Abbie La Francesca (AL), Kevin Kennedy (KK), ~~Linda Chow (LC-SC)~~, Steve Kirby (SK-Vertex), ~~Ryan Foster (RF-MKA)~~, ~~Dick Elliot (DE)~~, Fred Bunger (FB-SEC), Wendall Kalsow (WK-MKA)

### Citizens speak

- Lise Olney requested that the PBC take up the proposed SEC guidelines and support their adoption.

### Town Hall Envelope

- SK of Vertex (Project OPM) summarized the Proposed Change Orders (PCOs) which comprise Change Order #2 which includes paint removal, replacing steel straps, and raising the existing roof hatch and flashing at HVAC penetrations. DG confirmed that all items were discussed with him and that he reviewed them in the field.

**It was moved and 2<sup>nd</sup> to approve Allegrone Change Order #2 in the amount of \$35,754.43, approved 5-0.**

- SK presented Allegrone Requisition #7 and DG cited no issues.

**It was moved and 2<sup>nd</sup> to approve Allegrone Application #7 in the amount of \$174,074.56, approved 5-0.**

- SG presented ASI #10 from MKA regarding the West portico roofing and structural reinforcement of lintels and ceiling. DG asked WK (MKA Architect) to clarify the difference in options to which he indicated that the preferred method would be to remove the bluestone. DG concurred to focus on this option and requested additional focus on the budget for this item.
- SG and SK indicated that these items are integral to support the phase 2 staging being erected in February.
- The Committee members and Project team members left the meeting to view a paint sample in the Executive Director's office. The colors were exhibited and consistent with the John Canning report of historically accurate original paint colors. SL offered that a news article with historical information may be helpful to generate. Members returned to the Great Hall, provided a summary of the discussion off camera and continued. MF and DG agreed to meet with SG and review the color in the daytime and against multiple areas.

**It was moved and 2<sup>nd</sup> to approve the paint color for the window trim and sash in Blythe's office unless there are objections after members review in the daylight. It was approved 5-0.**

- SK provided PowerPoint slides as he described deteriorated conditions at gable end masonry on the roof side which had been concealed by flashing and was not discovered until roof work commenced. The PCO was reviewed, discussed, and the work authorized to proceed.
- SG provided an updated on known and projected costs and will continue to tighten the numbers.
- SG will create a slideshow to and incorporate Committee feedback: TG requested details of the concealed conditions, SL requested what wasn't addressed by previous contractors, and MK requested photos of gables with pullback on façade so people can see where work is occurring.

### Middle School Piping

- KK updated that they had a hygienist walk through areas of concern and UEC believes that current scope of work across three vendors will address all concerns of removal. The proposals were authorized to proceed.
- KK presented 4 drafts of proposed proprietary approval. MK requested contacting the AG's office to ensure that the necessity is defensible for the boilers.

**It was moved and 2<sup>nd</sup> to approve proprietary usage for Schlage, Metasys, and Simplex, approved 5-0.**

- KK requested guidance from the Committee regarding daily liquidated damages rates. SL indicated to have dates in the contract and make the contractor cover if heat is not up and running. MM requested strong language for this item as any loss of heat is a massive issue. TG requested that the engineer provides a write up regarding expectation of heat relative to the new boilers.

**Middle School Systems/Bundle**

- SG provided a written explanation of defining a 25-year school.

**New Business:**

- SG presented the final draft of the OPM manual and the Committee approved while requesting additional wording for the OPM to work with neighbors and fix a couple of found typos.

**Other PBC Business:**

- SG and AL sat with Town Counsel regarding the SEC's request for SG's participation in crafting their guidelines document. A position memo from SG, as advised by Town Counsel, enables him to participate through clarifying mandates and procedures, and project processes. TG indicated that if the SEC would like to insert something new that would affect PBC process, they need to come back to the PBC Committee for discussion.
- SG provided the Committee with an updated project item tracking of outstanding to-do's which is down to two items currently and several completed and archived.
- MK provided an update from the SBC where they have reduced to 4 options for Hunnewell and will interview 4 OPM candidates.

**Tolles Parsons**

- TG indicated that a heater issue continues to be addressed after changing out thermostats.
- TG updated that, since the last meeting, the sewer has backed up twice and that a concise letter to the contractor will be sent indicating the problem.

**PBC Administrative Business**

**It was moved and 2nd to approve the minutes for the PBC Meeting 12/13/18, approved 4-0 (MK abstained.)**

**It was moved and seconded to approve the invoices as submitted, approved 5-0.**

<b>Project</b>	<b>Vendor</b>	<b>Invoice #</b>	<b>Description</b>	<b>Amount</b>
MS Piping Design	FMD	Transfer	MS Piping – Peter W 11/28-12/4	\$224.40
MS Piping Design	FMD	Transfer	MS Piping – Peter W 12/5-12/11	\$163.20
MS Piping Design	FMD	Transfer	MS Piping – Peter W 12/12-12/18	\$102.00
MS Piping Design	FMD	Transfer	MS Piping – Peter W 12/26-1/1/19	\$183.60
Police HVAC	FMD	Transfer	ESI AHU-2 HVAC work	\$6,777.48
Tolles Parsons	FMD	Transfer	TP Camera Inspection	\$645.00
Town Hall Envelope	FMD	Transfer	TH Electric & Water July-Dec 2018	\$2,854.29

Meeting was adjourned at 9:11 PM

Respectfully Submitted,  
Stephen D. Gagosian,  
Design & Construction Manager

Posted 1/25/19 10:18AM