

Permanent Building Committee
Meeting of February 7, 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, February 7, 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), Josh Smith (JS-NV5), David Richardson (DR-NV5)~~

Citizens speak

- None

Town Hall Envelope

- SK of Vertex (Project OPM) provided an update: Eave and gable tie down work done and slates are being reinstalled, poly protection material in Selectmen/Financial space still being installed and removed daily, MAAB work (Campbell) has started counter upgrades. Existing counters have been removed and temporary counters have been installed.
- SK discussed the painting that has begun to paint the exterior trim from the inside with an oil based primer. There is concern (and complaints) about the odor. Linseed oil must also be applied to the widow pockets which also produces an odor. The design team has discussed switching to a latex based primer and will likely do that but the linseed oil has no acceptable alternative.
- SG had Joe Murray (FMD Staff) collect air samples and results were well below EPA limits.
- SK walked CO #3 (PCO #12, #25, #26 and #28 (all previously reviewed by the PBC)). The total cost of the change order is \$120,230.03 and has been reviewed and approved by both MKA and Vertex.
- DG stated he was good with the proposed work and amount but a number on the cover sheet that does not effect this amount needs to be corrected moving forward. SK understood and agreed.

It was moved by TG and 2nd by DG to approve Allegrone CO #3, approved 5-0.

- SK reviewed Allegrone Req. #8 for \$127,681.43. Both MKA and Vertex has reviewed and agrees with the payment request. This payment brings Allegrone to 42% complete.
- MK wanted clarification regarding demobilization being at 100% for Phase I. Will there be an adjustment?
- SK explained that since there is little difference now between Phase I and Phase II, with little to no break between the two. Allegrone will roll into remobilization soon.

It was moved by TG and 2nd by DG to approve Allegrone Req. #8, approved 5-0

- SK introduced PCO #29 for \$3,085.10. This PCO covers the additional time rates needed to be able to perform the painting in the Selectmen/Finance area during second shift to avoid exposure of staff to the odor. This also includes one-month rental of a negative air machine that will be moved around as the painting moves.
- This work envisions Friday and Saturday work and staff working an extended 4-day work week to allow the painters full access on a pre-determined Friday.
- DG was supportive of this request but encouraged the design team to review the work plan closely to identify these types of conflicts in advance to avoid these types of changes.
- TG wanted to clarify that this should be Saturday overtime and not Friday second shift. This should not be one crew putting in 16 hours on Friday. SK understood and agreed.
- TG thought this work should be aligned with the grinding of the thresholds in the Juliani Room on a Saturday to avoid a need for custodial support on separate Saturdays.
- MK pointed out that a strong odor mitigation plan and specification (such that we are using in the MS Piping Project) would have helped avoid this extra effort at Town Hall.
- SK discussed a need for "man lift logistics" considerations. The freeze and thaw of the ground has limited the ability to move the lift around the site. SK suggested extending extra fence panels around the lift so that it can stay in one location. MK expressed concern about extending the designated laydown area but agreed on the need for it.

School Security

- SG provided an update regarding punch list items. Pricing from BCM for the remaining work is expected within the next couple weeks. A Certificate of Substantial Completion should be issued soon.
- MK asked is there is a completion date established yet. He is looking to establish a horizon on this.
- SG said most of the remaining work should be wrapped up over February vacation (2/18-2/22).
- TG asked how the elements are working in the schools. SG mentioned there have been some glitches but BCM has been able to troubleshoot most issues remotely.
- SG stated that all cameras have been positioned properly and are in good working order.
- TG asked if we are truly \$250k under budget? SG confirmed that there are a couple more charges coming but he expects to end between \$235k-\$240k under budget by close out.

Middle School Piping

- KK reviewed the proposed documents for the Design Review Board application.
 - TG suggested that the proposed vent pipes be added to the zoomed out image of the school.
 - Committee requested that the engineer be present at the DRB meeting. MK thought more technical justification for locations could be added such as needing straight runs.
- KK discussed the latest report from CorrView International regarding the supply pipe testing.
 - SL thought the recommendation for the side stream filtration system made a lot of sense.
 - TG thought the filtration system should be added to the MS Piping Project scope of work.

Middle School Systems

- SG reviewed the Middle Systems PowerPoint being developed for Advisory/ATM.
 - SL asked about the “tack-able surfaces” being proposed in the rooms.
 - SG said this is a preliminary layout of a typical classroom layout. All materials selections and configurations need to be confirmed.
- MK asked for the justification for replacing the existing alarm panel.
- SG said the intent is the identify systems that may be at the end of life.
- LC referred to previous discussions that is intent is to create a 25-year school.
- LS thought that replacement of aging systems is part of a maintenance program and not this project.
- MK added that it is possible the fire panel does need to be replaced due to code requirements but this should only be done if it is required.
- TG thought this feasibility study should identify systems that may require “further study or consideration”.
- RMD mentioned that it would be good to get this project in front of Advisory for a vote prior to March 1st.

New Business:

- SG confirmed receipt of MK’s comments on the Contractor manual and will be looking at those.
- RMD asked if February would work for Building Systems and Town Hall presentations to Advisory?
- TG and SG thought they would be available for that date.
- SG will follow-up with Jamie Jurgensen regarding the Library’s readiness for that date as well.
- RMD confirmed that March 20th is still a tentative date for the MS Piping Project with bids in hand.

PBC Administrative Business

It was moved by TG and 2nd by DG to approve the minutes for the PBC Meeting 1/24/19, approved 5-0.

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

Project	Vendor	Invoice #	Description	Amount
MS Piping	ERS	5090	Removed asbestos material	\$9,780.00
MS Piping	FMD	Transfer	PW Time 1/28/19	\$81.60
MS Piping	UEC	7120	Asbestos Inspection	\$950.00

Meeting was adjourned at 8:37 PM

Respectfully Submitted,
Kevin Kennedy,
FMD Project Manager

Posted 3/1/19 10:20AM