

Permanent Building Committee
Meeting of February 10, 2022
Online Meeting 7:30PM

Approved

A duly called and posted meeting of the Permanent Building Committee was held via online mediums, 7:30PM, February 10, 2022.

PBC Present: D Grissino (DG), T Goemaat (TG), M King (MK), S Littlefield (SL), M. Tauer (MT)
Staff: S. Gagosian (SG), A. La Francesca (AL), D. Elliott (DE), G. Remick (GR), ~~M. Jop (MJ), J. Jurgensen (JJ-Library), D. Lussier (DL-Schools), A. Friguliotti (AF), J. McDonough (JMcD-FMD)~~
Liaisons/Proponents: T. Ulfelder (TU-SEL), M. Martin (SC-MM), C. Mirick (SC-CM), J. Levitan (JL-Advisory), G. Smith (GS-Hardy), ~~M. Robinson (MR-Library), A. Ferrer (AF-Advisory)~~
Consultants: J. D'Amico (JD-Compass), ~~L. Westman (LW-Compass), E. Sarazin (ES-Compass), P. Cox (PC-Compass), J. Rich (JR- WT Rich), B. Paradee (BP-WT Rich), A. Ralphs (AR-WT Rich), A. Pitkin (AP-SMMA), J. Seeley (JS-SMMA), M. Dowhan (MD-SMMA), E. Mulligan (EM-SMMA), P. Rebeck (PR -SMMA), M. Reid (MR-SMMA), J. Hart (JH-SMMA), A. Iacovino (AI-SMMA), A. Oldeman (AO-SMMA), P. Ammon (PA-SMMA), M. Dion (MD-SMMA), P. Kleiner (PK-Schwartz Silver), S. Marshall (SM-Schwartz Silver), R. Lynch (RL-Shawmut), R. Joubert (RJ-Shawmut), J. Pollock (JP-Shawmut), L. Slavin (LS-Shawmut), Sam Hanna (SH-Shawmut), K. Ho (KH-BETA), T. de Ruiter (TdR-BETA)~~

Citizens speak

- none

Library Interior

- SG stated that the Certificate of Substantial Completion Documentation has been received and needs to be approved by the PBC, MT asked a question about the date which SC confirmed it was paperwork related to take this long.

TG moved to approve Certificate of Substantial Completion, SL seconded and the vote was 5-0 to approve via roll call vote (SL, DG, MT, MK, TG.)

- SG stated that the DCAM rating for sub-contractors was in the materials package and asked if there were questions, PBC had no questions.

Middle School

- SG: FMD has requested that the project pick up the cost to clean the existing air diffusers and adjacent ceiling. Earth Green proposal for \$7,150.00 was included in material package, this is utilizing FMD lift equipment for the work. TG wanted to make sure a release of liability for using FMD equipment was included. PBC was ok with the proposal and for the project to pick up this cost. Work to be done over February vacation.

Hunnewell School

- JD presented Peter Cox as the proposed site manager for Compass. SG provided a positive overview of Peter and the job he did for the town on the Middle School Building Systems Project. PBC approved Peter as the site manager.
- JD: Swing space discussion re: getting additional proposals in March. JD confirmed IRN/Diamond will be generating a Hunnewell inventory pro-bono during February vacation week. SL asked about any potential work needed to support swing space effort. The anticipated work is currently being pursued to be done with FMD forces.
- ES asked for a PBC representative for the Community Update (potentially mid-April). MK was volunteered and he confirmed he will participate. Would like to get finite date of when.
- JR/WTR: presented the Request to Award (RTA) for the landscaping to Greenscape. He stated that they had a good buyout at \$985K and were under budget. All unit costs, allowances and exclusions were reviewed. Site furnishings were moved out of Landscaping and put into Playground Equipment. TG asked about loam and JR stated that all loam for the project will be brought with no reuse of existing. SMMA

confirmed specs for the loam were covered. MK asked about watering, JR stated that this will be covered. SL asked the WTR make themselves aware of town water restrictions, WTR will follow up.

TG moved to award the RTA for Landscaping to Greenscape, MT seconded, vote was 6-0 via roll call (MT, SL, MK, DG, TG, CM.)

- At the 1/27/22 PBC meeting, JL had asked who is responsible if VRF systems don't work and TG suggested AP take this back to his engineering group. AF had asked about warranties for systems. SMMA-AO presented an overview of the VRF system and provided specific information regarding performance and warranties. This included stating there is a 15-year life expectancy on equipment. This is a centralized system and provides no redundancy; it was suggested that the owner could purchase and keep in stock some replacement parts for an emergency condition. The system is designed to the cooling requirements which inherently provide added capacity on the heating side of the system.

Hardy School

- JD/AP reviewed the milestone schedule and work plan, including the Mass DOT meeting (2/3), the PSI application (2/25), and the DD pricing set (4/12).
- SMMA-PR gave an overview of the MDOT meeting stating it was a positive meeting with very few questions from MDOT. One issue of encroachment onto town property was discussed and it was agreed to modify the grass strip to keep all work off of town property. DG asked about the timing of the application and decision and KH said it will take a couple of months to process by MDOT.
- SMMA-PR asked the PBC if there were any comments on the PSI scope for submission on 2/25, PBC had no comments on the PSI Submittal document.
- From 1/27/22 meeting: MD discussed the proposed 38-foot wide raised (bituminous) pedestrian street crossings at the ends of both Lawrence and Hickory. The team met with WPS to present the crossing locations and went through the concept. The "T" intersection is preferred by SMMA for pedestrian safety reasons. TG asked if cutting the queue at the stop sign was a concern, SMMA said safety was more important parents would need to provide operational management for everything to work. SL stated this as well and CM agreed. The proposed crossing locations would require crossing guards/staff to manage. DG confirmed that there will be no change of material at these crosswalks only striping and signage. GS/WPS stated that they had the staff to manage but requested that the sidewalk be put in on the south side of the access road to give staff more flexibility to direct students at PM pickup if desired, SMMA will add this sidewalk back in. DL said that having this many crosswalks is a stretch but we should be able to make it work. WPS stated that the concept needs to maintain the focus on walkers.
- MD reviewed the service area plan options. All agreed on Option 2 and pulling the dumpster enclosure away from the playground was preferred. A review of utility locations was acceptable and MK agreed with providing PV battery storage in the layout.
- From 1/27/22 meeting: MD presented the original Hardy Master Plan program for play areas, including requirements for play for the skills programs. Some development was presented for the playground but more will be done by next meeting. Utilizing the slope of the hill was shown and all felt this was a good direction and liked the idea. Special focus on SPED needs will be addressed at future meeting.
- MD reviewed the retaining wall at the North side of the school but there was no resolution on concept. DC requested much more contextual work with photos must be done. Communicating the concept is not very clear or easy to understand. SMMA will work on this for next meeting.
- MD reviewed the lift-gates' electronic operator options at the WPS meeting. WPS understood and agreed with concept but more specific requirements of the operation is needed.
- MD reviewed perimeter fencing. General feeling was to minimize opaque fencing so school does not feel isolated but part of the neighborhood. Chain link fencing was preferred by the Committee
- SMMA-JS brought up the memo circulating in town re: the traffic signal at Weston/Hardy Roads. Beta-KH: Beta's initial opinion was to not install a signal but due to a memo issued by the town they took an internal second look at the condition. Upon further review Beta has changed their position on the signal and now recommends it for safety reasons and that it lines up better with the new school location. Of the three warrants required to install a signal the Hardy condition met two of three conditions. It did not meet MDOT requirements but Weston/Hardy Roads are not under MDOT jurisdiction. SMMA asked if the signal should be included in the PSI submittal. TG responded that it is not up to the PBC to make that decision but it is a Select Board decision. TU wanted to provide all the information to Meghan Jop and the rest of the SB, SG will forward all information including TC email opinion. At this time the PSI will be submitted without

the signal included in the application and if needed the signal will be reviewed through the PSI process and either requested or not.

- MR reviewed the exterior design concept: numerous concepts of materials were discussed and presented. The following are comments from the PBC: SL: expressed concern of parochial colors of the brick. DG: lighter brick will get dirty. TG: Is there going to be a red brick option? DG: Thought some relation to Hunnewell colors might be warranted. MM: Liked warmer colors. SL: Existing Hardy is a red brick school and a concept with red brick should be developed. SMMA-MR: maybe two tones of brick should be studied. DG: Detailing will be important. SL: Gym wall is large and needs to be studied. DG: Is there a list of existing Hardy details that might be incorporated?
- SMMA-MR presented concepts with color panels incorporated into the window systems. MK: colors in presentation do not match with bright colors shown. TG: Does not like the color panel idea. DG: Color panels take away from timelessness of design. MM: Likes bay window design at Hunnewell. DG: Reduction of any windows should not affect classrooms.
- SMMA-MD: Review some early concepts of exterior spaces. All felt what was shown would be very expensive. SMMA needs to show a more realistic concept with regards to materials. DG: Asked what is the concept for these spaces. SL: Should be more natural materials, not granite and concrete. DG concurred with that comment. Early ideas for possible exterior Art area and SPED exterior space is in early development and will be presented at the next meeting.

New Business

- SG discussed the Russo Bar Construction Phase DCAMM evaluation, PBC had no comments.

PBC Administrative Business

- SG presented the PBC Meeting Minutes from 1/24/22 to which there were no comments.
It was moved (TG) and 2nd by (MT) to approve the minutes as presented 5-0 via roll call vote (SL, MT, DG, MK & TG).
- SG presented the PBC Meeting Minutes from 1/25/22 to which there were no comments.
It was moved (TG) and 2nd by (MT) to approve the minutes as presented 5-0 via roll call vote (SL, MT, DG, MK & TG).
- SG presented the PBC Meeting Minutes from 1/27/22 to which there were no comments.
It was moved (TG) and 2nd by (MT) to approve the minutes as presented 4-0 via roll call vote (SL, MT, DG, & TG, MK abstained).
- SG reviewed the submitted invoices to which there were no comments.
It was moved (TG) and 2nd (MT) to approve the invoices as presented. It was approved via roll call vote 5-0 (SL, MT, DG, MK & TG).

The meeting was adjourned at 10:11 PM.

Meeting Documents

Hardy Compass Inv CPM 74-33
Hardy Environmental Partners Inv 431324
Hunnewell Compass Inv CPM 69-40
Hunnewell SMMA Inv 56236
Hunnewell WT Rich Precon Inv 202002-15
MSBS - NV5 Invoice - 15 - 254022 – 013122
MSBS Fire Consultation Inv 867
PBC Minutes 1-24-22 Town Hall Reno CM Interviews Night 1 – Draft
PBC Minutes 1-25-22 Town Hall Reno CM Interviews Night 2 – Draft
PBC Minutes 1-27-22 – Draft
THI Schwartz Silver Inv 2002.01.06
WFL Interior Creative Library Concepts Bookbin Inv 100677
WFL Interior Creative Library Concepts Chairs Inv 100700
WFL Interior Creative Library Concepts Furniture Balance Inv 100526B
WFL Interior Johnson Roberts Inv C28

WFL Interior Johnson Roberts Inv C29
2022 02 10 PBC - DRAFT2
2022.01.25 Beta Memo Hardy Light
Hardy - Town Counsel Response
Hardy_PSI report_20220204 DRAFT
PBC Letter in Reference to Hardy School Design from WPD
SBC Hardy Upham Feasibility Budget
For Reference- Hunnewell Buyout Tracking Log 2.7.22
Hunnewell Compass CSM Staffing letter 220203
Hunnewell PBC Meeting 220210 – REVISED
Landscaping RTA - With Cover Letter
Hunnewell Construction Budget
PBC Hunnewell Design Budget
Amanti HVAC Eval
Amanti Plumbing Eval
Certificate of Substantial Completion
JM's Painting Eval
K&K Acoustical Eval
Library Interior Reno Construction Budget
Pavilion Eval
Systems Eval
Xcel Eval
Earth Green Proposal_MS Ceiling Louver Cleaning
MSBS Construction Budget
WMS Auditorium Ceiling 1
WMS Auditorium Ceiling 2
RD CA Eval
Library Roof Replacement Construction Budget
PBC Town Hall Interior Design Budget

Respectfully Submitted,
Richard H. Elliott
Project Manager

Posted 3/14/22 5:10PM