

Permanent Building Committee
Meeting of February 13, 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, February 13, 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: Allegrone reached substantial completion January 31, roofer completed work on East end, West entrance hand rails are installed, the fence is demobilized, they are starting woodchip removal process, and the trailer will be the last item removed. What remains to be completed is South hand rail, curved storm glass windows, remainder of demobilization, and a few small punch list items.
- SK presented the following PCOs and the Committee reviewed and approval to move forward on all.
 - #40: 4 additional structural plates on the exterior, time and material
 - #58R2: Furnish matching sash locks
 - #66: Exterior window repairs to consolidated sills, sill replacement, sill Dutchman, sill casting
 - #67: Unit price reconciliation
 - #74: Per RFI 33- Window 8: header to match adjacent window
 - #81: Below Grade Parging
 - #82: West Stair Cheek Walls: additional repair to foundation walls below the treads, repair to crack at Southern stair bell base
 - #86: Provide custom hub covers at transition from down spouts to vertical hubs extending above grade (where downspouts meet roof leader copper transition piece to close off)
 - #87: Credit glazing replacement glass

SK presented Allegrone's 1/31/20 Substantial completion document as signed by MKA for PBC approval
It was moved and 2nd to accept Allegrone's Substantial Completion document (date 1/31/20), approved 3-0.

- SK presented Allegrone's Application for payment #20 for roof downspouts, demobilization, and storm windows.

It was moved and 2nd to approve Allegrone's Requisition #20 in the amount of \$71, 436.96, approved 3-0.

- SK presented a PCO for Campbell to add brass bumpers to protect masonry wall and the Committee authorized to proceed.
- SK presented MKA Amendment #7 crediting unused additional structural, on-site, and reimbursable services and charging extended architect services Sept 2019-February 2020 and abatement work.

It was moved and 2nd to approve MKA Amendment #7 in the amount of \$18,621, approved 3-0.

- SG presented a proposal for shade installation where there had been old curtains which could not have been rehung and the Committee approved to proceed.
- SG presented a draft letter to Allegrone regarding their quality of work to be released after receipt of substantial completion documents and the Committee was in support of the document.

Middle School Piping

- KK provided an OPM update: The project has reached substantial completion, weekly blowdowns have been effective and they are seeing reduced debris, adjustments are scheduled to be made to the condensate recovery tank, FMD is reviewing setup to be able to blowdown, to be addressed over February break. SG added that the architect for the MSBS project has been instructed to design in blowdowns at new HVAC sites affected by that project. KK continued to report that the temperature delta between the BMS reading and boiler was resolved by replacing a retainer clip.
- KK presented Amanti Requisition #8 for blowdown services and partial retainage.

It was moved and 2nd to approve Amanti Requisition #8 in the amount of \$59,029.67, approved 3-0.

Middle School Building Systems

- SG indicated that the CM contract is almost ready for signature.
- SG provided a schedule update that we are planning to go to Advisory with 80/85% CD drawings and then 100% CDs with a GMP. NG indicated that the first estimate will provide context and rationale and, if there are no major substantive changes in price, a second visit may be omitted by Advisory.
- SG presented a proactive summary to SEC of sustainability analysis and approach based on what is feasible with the building conditions. SL advised to include the limitations they encountered with geothermal, what they are doing with the materials pulled out of the site, and that sending a memo to SEC would be sufficient communication.
- TG requested the project schedule be included as a standard reference document for each meeting.

Town Hall Annex

- KK presented an updated proposal for continued services with SSA to which DG raised questions if the new proposal has sufficient funds to respond to the PSI requirements and permitting schedule. SG indicated that they would double check to ensure this is properly covered.

Town Hall Interior and Annex

- KK requested Committee feedback on the draft Advisory slide presentation scheduled to be presented 2/12/20. MT will meet with FMD staff on 1/24/20 for liaison preparation discussion. Any further feedback from the Committee will be emailed to KK for revisions.

New Business

- The Committee will look to hold their retreat in May.

PBC Administrative Business

The minutes for 1/23/20 were held due to voting quorum of those present at the 1/23/20 meeting.

It was moved and 2nd to approve the invoices as presented, approved 3-0.

The meeting was adjourned at 8:40PM

Respectfully Submitted,

Stephen D. Gagosian,
Design and Construction Manager