

Permanent Building Committee
Meeting of March 28, 2019
Town Hall 6:30PM
Approved

A duly called and posted meeting of the Permanent Building Committee was held at the Town Hall, 6:30PM, March 14, 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)~~

Citizens speak

- None

Town Hall Envelope

- The meeting was opened by MK in the Great Hall. He alerted attendees and viewers that the Committee would be going outside to review storm window colors in the daylight and return to the Great Hall.

Outside

- RF presented a painted mock up sample with the color "Witching Hour" applied and indicated that this color, if approved, would be used on all metal pieces in the window structure.
- DG confirmed that the mullion color will be the same and requested that the inner gasketing is black or a color no lighter than the value of the frame itself.
- LS & SL inquired more about which colors are on which part of the window to which RF replied that the brick mold and perimeter are brown, the wood behind the storm and frame are brown, the sash is witching hour, and the casing matches the original building color. RF further added that an interior mockup is available for review in Juliani. DG asked RF if his professional opinion supports this color option to which RF replied that it does and it matches the colors of the original building.

Inside

- MK provided a summary of the outside conversation

It was moved and 2nd to approve the color "Witching Hour" for the exterior storm windows. Approved 4-0.

- SK provided a comprehensive update including the following: roofers are coming to completion, started to mobilize on phase 2, staging on the North side being erected to protect the accessible entrance, the masons from last phase have started what they can reach on the West side from the ground, waterproofing on the West side is completed, the painter came back to do structural ties on outside painting select areas, windows offsite are ongoing, temporary protection for phase 2 near turret areas started, Arthur MacLeod (structural engineer) found a condition which will allow the bluestone to remain, the interior Campbell work in Assessor's office ongoing, still waiting on door operator replacement material, and there are Proposed Change Orders(PCOs) to initiate future change order items.
- MK inquired about the interior work as a separate contract and how it relates to substantial completion and certificate of occupancy. SK replied that the interior is contingent on parts of the exterior contract which makes the completion the same timeline and that, since there is no changing of doors, egress, or flow of the building, there is no Certificate of Occupancy concern.
- Regarding PCOs, DG noted hesitancy not have sufficient time to review properly per the PBC guidelines and requested highlights to enable further consideration.
- SK highlighted the pending PCOs as follows:
 - PCO#27: for ongoing protection work in the selectman's office and some in the Great Hall
 - PCO#29: 2nd shift painting to avoid odors for occupants
 - PCO#30: address sections of foundation (phase 2 depressions) before they can apply the waterproofing membrane, T&M, slips attached, and verified time expended
 - PCO#31: abatement for 5 windows glazing
 - PCO#32: repair work on east elevation brownstone shelf per ASI #6
 - PCO#33: removing storm window from scope and other patch and repair. RF: discussed keeping the vent at the data room for moisture mitigation until HVAC work is addressed in future interior projects. SG inquired about owning the new brock mold on openings to which RF replied that it was removed in ASI #8.

- PCO#34: deleting replacement of 5 brownstone sills on the East side after it was determined they were in good condition and could be repaired.
- PCO#35: requirement to fabricate a new sash for window #13 in the ground floor bathroom as there is plexiglass in the curved window with no sash frame currently.
- PCO#36: new West portico scenario based on latest Arthur MacLeod plan for the bluestone. RF further explained that the concept is to suspend the bluestone by anchoring through lintels to bluestone. The Committee asked about structural integrity of this method to which RF replied that the most stress would be during the drilling phase and it would avoid dismantling the bluestone. MK requested guidance on routine maintenance for inspection and information during closeout. DG asked RF to categorize the risk and if failure occurs to which RF responded that they will revert back to previous structural solution and it is their expectation that this solution will hold. SG added that they have discussed intermediary shoring and DG was in support.
- DG requested that a summary of PCOs and related expenses be presented for review with the next meeting to which SG agreed to update the summary sheet and SK indicated items will be presented in change order #4 with some of these items after vetting.

Middle School Piping

- KK updated the NV5 DCAMM evaluation based on scoring protocols with no objection from the Committee
- KK reported that the apparent low bidder for the MS Piping construction phase named Amanti will likely be awarded, they have presented the updated budget to Advisory, and is requesting approval from the Committee to offer a conditional award pending favorable vote at Town Meeting. DG was concerned about variance between highest and lowest bidder range and TG stated that, since much of the job is labor related, he is not surprised at the difference. SG added that they have worked with this vendor multiple times with successful results.

It was moved and 2nd to award the contract to Amanti conditional on the approval at Town Meeting, approved 5-0.

School Security

- SG presented an email from the PA Technician who worked on the school security components and he opined that the PA head end that is currently malfunctioning at the middle school is failing due to age. MM reported that the current issue is that when they complete drills and all-calls half of the sections weren't hearing. MK and SL inquired about if this piece was reviewed and how it entered the project to which SG replied that it was a last minute addition before the bid. SG estimated the cost to be in the \$20Ks. TG indicated that if part of the system isn't working then it must be addressed to be a successful project and that next steps should include pricing with BCM as a change order and if it is reasonable, they will likely proceed. While MK did oppose the action, he cautioned about adding additional items as it could keep projects continuing beyond original intention.

Middle School Bundle

- SG presented two questions for consideration: Is it the Committee's wish that FMD take on the OPM of this project and do they think that pursuing CM at Risk for the size and job complexity makes sense?
 - TM inquired about Construction Drawings % needed for accurate GMP (Guaranteed Max. Price) to which SG replied 100% (as required for filed sub bids) which is the same as lump sum base bid.
 - DG expressed support for CM at Risk with complex projects and MK expressed concern about FMD capacity relative to other projects. SG responded to MK's concerns noting that FMD staff will have to at least go into part as OPM due to the schedule and are operating so that they can proceed as needed.
 - TG added that with occupied renovation, he would prefer a (CM at Risk) partner at the table verses design-bid-build in terms of logistics and protection. SL reminded that a previous MS occupied renovation was challenging without CM. MM was in support of either approach so long as the budget can support it to which SG confirmed that money is allocated for both scenarios.
 - DG questioned if we had sufficient destructive testing in the budget to which SG confirmed that there is a sufficient amount and includes taking apart two 2 classrooms as samples.
 - TG stated to submit the IG application and it will buy time while the correct course is contemplated

Tolles Parsons

- TG reminded members that the thermostats have been replaced, the system is working as designed, and we want to recommission the building and asked WSP for a proposal. KK presented said proposal and explained that the cost increase from the initial commissioning report is that this is more of an investigative nature and building diagnoses. TG understood two issues FMD are concerned about which is makeup air for hood and burner on ERB and pondered if focusing on these two issues were sufficient review. KK indicated that he and Steve Hoffman (HVAC Specialist in FMD) met with WSP, shared their concerns, and the conclusion was to look at the system as a whole. TG asked KK to talk with Steve Hoffman to see if would be helpful to look at these two items as the building requires other expenses addressed beforehand.
- TG noted that there were favorable responses on the warranty request from Johnson Controls and inquired if FMD was satisfied with the new warranty to which SG replied as far as VRF, yes.

New Business:

- DG will provide feedback regarding the Contractor's Manual.
- SEC Design Guidelines:
 - SG provided the latest round of SEC Guidelines to he feels concludes his involvement in the process.
 - SL feels reluctant to spend money on major things designed to educate if they are not used ongoing using the High School energy usage system which has been turned off.
 - TG indicated that it is not the Committee's role to endorse or not and wants final factual review and technical feedback to conclude on the April 11, 2019 PBC meeting.
 - DG raised concerns again over the true cost of LEED standards and the necessity for proponents to understand this during budgeting processes and lifecycle benefit relative to cost to the program.
- Selection Committee:
 - SG offered space as a PBC liaison in the Central Fire Station/Roof Study (Weston Rd location) and the Main Library Roof Study. TG indicated that he would try to attend the Central Fire interviews.
- Town Meeting: SG updated that the Moderator is in possession of the PPT presentations and that he will have backup materials should presenters need it. TG requested that all 4 preparation meetings which were posted be cancelled as they are not needed with all bids in for Town Meeting.

PBC Administrative Business

It was moved and 2nd to approve the minutes for the PBC Meeting 3/14/19, it was approved 5-0.

It was moved and 2nd to approve the invoices as submitted, it was approved 5-0.

Meeting was adjourned at 8:18 PM

Respectfully Submitted,

Stephen D. Gagosian
Design and Construction Manager

Posted 4/16/19 8:35AM