

Permanent Building Committee
Meeting of April 23, 2020
Online Meeting Via Zoom, YouTube, and Conference Line 7:30PM
Approved

A duly called and posted meeting of the Permanent Building Committee held via online mediums, 7:30PM, April 23, 2020.

PBC Present: T Goemaat (TG), D Grissino (DG), M King (MK), S Littlefield (SL), M. Tauer (MT)
Staff: S. Gagosian (SG), A. La Francesca (AL), K. Kennedy (KK)
Liaisons/Proponents: M. Freiman (BOS), N. Goins (NG-Advisory), S. Gray (ShG-SC), M. Martin (MM-SC),
Presenters: SMMA: A. Pitkin (AP), K. Olsen (KO)
Compass: J. D'Amico (JD)

Citizens speak

- None

Hunnewell

- DG opened the topic with a note that the PBC is not a policy making body and that they execute their role at the behest of the proponent, which is the School Committee in this case.
- JD presented a schedule update relative to consultant procurement, PSI, permitting, and value engineering. JD indicated that the School Committee has chosen to delay the PSI submission until late June.
 - The current plan is to continue with consultant procurements, focus on schematic estimates, conduct value engineering reviews with FMD and return to PBC, and for DD to line up with permitting planned for mid-August.
 - Focus on getting the CM on in July 2020, work on value engineering feedback into PSI plan which may include 1 year of permitting, and hold special town meeting Fall 2021 for construction funds,
- JD indicated that the intention would be to move students January 2024 over break and SL confirmed that this timeframe was successfully executed with the High School move.
- The Committee inquired about cost implications for consultant fees with extending the timeline to which JD replied that Compass is able to work within the current numbers. KO responded that SMMA fees are task based and, as long as additional tasks and meetings don't occur as a result of the extension, they do not anticipate additional fees.
- JD confirmed that the CM schedule wouldn't be affected by the timeline change as they were anticipated in DD which doesn't affect their current scope.
- JD noted that they received MEP and Envelope proposals and will return with recommendations mid-May.
- DG acknowledged that 2 SBC members had firms submitting for CM and the Committee will consult with Town Counsel and may require recusals.
- JD presented the pre-qualification committee list for review and approval.

It was moved and 2nd to approve the pre-qualification committee as presented, approved via roll call 6-0.

- JD presented the variances in cost estimates from feasibility to current design options as well as the two official cost estimates which land the project around \$50.2M base construction cost. The increase in cost from feasibility to DD is attributed to: adding geothermal wells to Mechanical design, changes in square footage, escalation due to construction 4 month delay, site work more developed, better definition of NZR (net zero ready) requirements. JD indicated that savings are possible if construction schedule were shorter as it would result in reduced general conditions.
- Relative to geothermal and PV costs, AP responded that roofs have to be PV ready but that we could still achieve 30EUI if geothermal and PV were not utilized.
- The use of CLT wood framing was raised as a recommendation at the Exterior Design focus Group for time and cost savings and natural aesthetics. The Committee acknowledged the option and noted that trade discipline costs should be estimated with these mixed materials. Concern was expressed about availability of public contractors for this type of work.
- JD indicated that discussion continues on open control budget items such as soft cost estimates of FF&E, technology, Covid impacts on escalation/market bidding/supply chain/safety etc. ShG noted that any scope changes should be discussed at School Committee.
- AP reported that, after starting the HU project, they have learned more about special Ed. Programs and have made some modifications to Hunnewell based on those insights. MK acknowledged this insight and reminded designers to be cognizant for parity and that Hunnewell is not an MSBA project.
- The Committee indicated that there are compelling reasons for sustainability features and just want all the numbers associated for transparency and a thoughtful approach.

Middle School Building Systems (MSBS)

- SG presented and requested approval of the pre-qualification committee

It was moved and 2nd to approve the sub-contractor pre-qualification committee as presented, it was approved via roll call vote 6-0.

- SG presented the proposal from Weston & Sampson for Geotech regarding the grease trap. They are under contract with the DPW and this contract extends to other town departments. The Committee approved to proceed.
- SG requested any feedback on the RFQ for Sub-contractor pre-qualifications and the Committee authorized to proceed with one typographical error fix.
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New Business

- MK reported a SBC update indicating a slow down on HU activity to ensure community engagement which may have been hindered during Covid restrictions.
DG agreed to participate in the selection committee for the RFQ for the Architect for the Town Hall Supplementary Feasibility Study

PBC Administrative Business

It was moved and 2nd to approve the minutes from 4/9/20, approved via roll call 5-0.

It was moved and 2nd to approve the invoices as presented, approved via roll call 5-0.

The meeting was adjourned at 8:58PM

Respectfully Submitted,

Abbie La Francesca
Projects Assistant