

Permanent Building Committee
Meeting of May 9, 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, May 9, 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), Wendall Kalsow (WK-MKA), Lisa Sawin (Harriman)~~

Citizens speak

- Mark Kaplan, Town Moderator, introduced himself to members and attendees and indicated that he would be observing this PBC meeting to support his charge of making appointments to this Committee.

Town Hall Envelope

- SK provided an update on the project: they are working on shoring of West entry, cutting/cleaning on North and South side, some repointing on North, increased manpower with masons and carpenters, they are resetting urns on phase 2 side, roofers are stripping slate on phase 2 side of Great Hall. In addition, they are preparing abatement work to prep for reinforcing in turret and gable ends, discovered areas of loose mortar, lack of connection points, and deteriorated window framing will be evaluated by structural engineer.
- DG recommended the round pipe as the corrugated would have required thinner gauge metal at elbows and turns and there is precedence for round on the building.
- SK presented Allegrone Change Order #5 which includes PCO#39R2 pedestrian walkway adjustments, PCO38R2 repair work to North gable and abatement in attic space, PCO #37R2 for miscellaneous window repair, and PCO27R2 dust protection in Selectman's office. DG requested clarification on supervisor's time but was otherwise in support.

It was moved and 2nd to approve Allegrone CO#5 in the amount of \$28,168.35, approved 4-0.

- SK presented Allegrone application for payment #11 for window restoration, mortar repointing and cutting, phase 2 scaffolding, and dust protection. SL requested attention be paid to the Wellesley celebration weekend and any additional precautions which would further secure the site. SK will follow up.

It was moved and 2nd to approve Allegrone Requisition #11 in the amount of \$114,942.75, approved 4-0.

Middle School Bundle

- SG provided a project update: the kickoff occurred, they discussed a plan for destructive investigation, SGH will be coordinating a roofer to review cupola and a mason to review wall crack, DPW will be engaged to dig access to sidewalk, and discussion is taking place with Harriman and principal regarding temporary replacement shelving once sample cabinets are removed. SG asked Committee preference on the Town verses consultant engaging the industrial hygienist to which DG indicated it would be appropriate for the Town to engage directly. SG responded that he will get a proposal from hygienist and a spec section for BidDocs.
- SG updated regarding the programming sub-committee: they met, the Committee is comprised of representation from all subject areas, Harriman is surveying teachers and setting up a sample "store front day," and this group will reconvene for basic program and a typical classroom model.
- SG requested a vote to authorize using Chapter 149A procurement for construction services so that the Inspector General's CM at Risk application may include said vote. MK inquired about proceeding based on scope definition and SG indicated that bringing the CM on after the lengthy application process is timely and will support the Design Development process. DG added that bringing on the CM as early as possible would be advantageous towards solving project issues.

It was moved and 2nd to procure construction services via Ch. 149A and to authorize SG to proceed with the IG application for Ch. 149A construction procurement for the MS Systems Project, approved 4-0.

Middle School Piping

- SG updated that the project kickoff went well, many of the CORIs are submitted, and they are working on shop drawings and submittals.

School Security

- SG presented PCOs for PA Upgrade, Intercom to Genetec connection, and the addition of an email feature alerting to door trouble with keypad and evos. The PBC requested that the School Committee further explain rationale for the Aiphone/intercom PCO before approving. The Committee authorized to move forward on the other two items.

Tolles Parsons

- SG presented Castagna Requisition #21 which represents the release of retainage and was previously reviewed and supported by TG.

It was moved and 2nd to approve Castagna Requisition #21 in the amount of \$17,016.11, approved 4-0.

- SG presented a letter to Castagna regarding the warranty of the VRF system at TPC for approval. The Committee agreed to proceed with the letter with TG as signatory.

Other PBC Business

- MK updated the Committee on SBC HHU recent meetings and relative Special Town Meeting.

New Business:

- The Committee supporting the final version of the Contractor's User Manual and subsequent publishing.

PBC Administrative Business

It was moved and 2nd to approve the minutes from PBC Meeting 4/18/19, approved 3-0 (LS abstain.)

- Minutes for 4/25/19 were held as they require 3 or more votes from attendees of that meeting.

It was moved and 2nd to approve the invoices as submitted, it was approved 4-0.

Meeting was adjourned at 8:42 PM

Respectfully Submitted,
Stephen D. Gagosian,
Design and Construction Manager

Posted 5/24/19 12:05PM