

Permanent Building Committee
Meeting of May 28, 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, May 14, 2020.

PBC Present: T Goemaat (TG), D Grissino (DG), M King (MK), S Littlefield (SL), M. Tauer (MT)

Staff: S. Gagorian (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

- AP reported that the updates with the Educational Planning group including straightening the building, modifying room locations of specials, and roof deck usage were well received. ShG and SG echoed that the group was agreeable to the changes, it was a positive meeting, and they have a greater understanding of the spaces and interactions between the spaces.
- SL raised the topic of roof usage, railings, and intentions of science elements. AP indicated that the railings will be designed for the usage and by code and MM added that it could be viewed as outdoor classroom space for second floor classrooms.
- DG asked if there would be repercussions or impacts mechanically or structurally with the changes to which AP responded that there were no major system impacts, some moves created improvements, and they are watching impacts such as the roof space elements not affecting the classroom below it.
- MK asked about usage of glass and the balance between natural light and distractions to which AP responded that they are removing some operable walls and discussing the right amount of visibility. ShG asked if this will be explored further in the detailed design process which AP confirmed. MM added that there has been much discussion and a factor is also having sufficient teachable space while maximizing light.
- JD requested verification that the Committee wished to proceed interviewing 5 CM at Risk firms to which the Committee confirmed. It was determined that the sessions would be aired after completion of all interviews as to ensure no firm received an advantage.
- MK asked about advance questions to candidates to which JD indicated that there will be topics requested of the candidates to prepare and present and there will be questions presented at the time of the interview.
- JD presented the current schedule to which ShG raised the issue of internal swing space moves in the middle of the school year.
- JD recommended an increase in the precon fee to not to exceed \$220,000 include estimates at SD, DD, 60% CD, 90% DD, and GMP based on 100%. The Committee agreed to proceed with the fee with flexibility to determine the percentage estimate timing which best benefits the town to proceed with solid figures and to support the Advisory summary. The Committee authorized Compass to proceed with online submissions via Projectdog.
- JD indicated that they will issue the RFP if there is no additional feedback to which TG indicated he would be sharing more comments. TG requested clarification on if the CM is using Subguard or bonding rate and both TG and MK indicated that the target budget should be clarified to the expected price and not higher.
- JD presented the three proposals for Envelope Commissioning, a pricing breakdown as well as pros and cons for each. After review, the Committee recommended negotiating and proceeding with SGH via Compass Amendment.
- JD presented the three proposals for MEP Commissioning and the Committee requested the OPM to negotiate pricing with Stephen Turner and return for a vote.
- JD presented a proposal for a Compass contract increase due to increased meetings during the extended design phase and SMMA alluded to a draft proposal they were requesting as well. After robust discussion over contractual deliverable, task based vs time, and asking what value is the community getting for these

additional costs, it was determined that Compass and SMMA will further discuss their meeting schedule and return with new proposals.

- MK updated that SBC had their TDART meeting with Town Departments and SG added that KK will provide a summary for the next meeting.

Middle School Building Systems (MSBS)

- SG presented his OPM update that the team would be coming in for updates in June, they are working on 50% CD, and they're working on a current estimate.
- SG indicated that he would submit the DCAMM Designer Evaluation for SD if the Committee had no further feedback to which DG added that the evaluation was accurate and fair.
- SG reported that MSBS trade RFQ schedule was underway with submissions due May 29.

Town Hall Envelope

- SG presented the DCAMM evaluations for the architect for review and approval. The Committee was in agreement after clarification regarding the architect's process for engaging a hazmat provider.

PBC Administrative Business

It was moved and 2nd to approve the minutes from 5/14/20, 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 9:59PM

Respectfully Submitted,

Abbie La Francesca
Projects Assistant

Posted 6/15/29 12:20PM