

Permanent Building Committee  
Meeting of June 13, 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, June 13, 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 Gagorian (SG), Abbie La Francesca (AL), Kevin Kennedy (KK), ~~Linda Chew (LC-SC)~~, Steve Kirby (SK-Vertex), Ryan Foster (RF -MKA), Lisa Sawin – Harriman (LS-H)

### **Citizens speak**

- None

### **Town Hall Envelope**

- SK and RF provided a project update: carved panels are in process in VT, West portico roof is removed, masonry is 90% for cutting and cleaning, gable ties complete, finial removal and re-setting ongoing, phase 1 punch list items nearing completion, window installation ongoing, and structural repairs completed on NE roof. In addition, SK indicated that the structural engineer reviewed the deep repointing investigation and potential need for gable ties on SW turret.
- RF presented a design proposal change to the West portico roof where the existing gutter would be removed and the water diversion would be sent off the sides, away from the stairs and lower level of the building, and into below groundcover. After investigation, it was determined that this design is consistent with the original building and the change would likely result in a credit. The Committee approved the change after several logistical follow up questions to the architect.
- RF presented slides of the process and progress with the carved panels and SL requested additional photos on the process. SG has communicated with the Historical Commission about the specific terms and conditions in which the historic panel(s) may be retained by said Commission given vulnerability of the material and transportation challenges.
- DG requested that, in addition to ongoing PCO's and future projected costs updates, staff complete analysis on Town Meeting estimated costs be compared to current costs.
- SK presented Allegrone PCOs for approval:
  - PCO #41: North gable – anchors and grouting and deep repointing around window
  - PCO#42: Flashing Modifications – counter flashing and cap flashings on brownstone of NW & SW gables
  - PCO #43: Sheathing and Slate – averaged cost of per square foot price for areas containing deeper than contractual repointing depth
  - SG requested verbal approval to move forward into change orders to which DG indicated no issues with what has been presented.
- SK presented Allegrone requisition #12 for general conditions, change orders, scaffolding reaching 62% completion.

It was moved and 2<sup>nd</sup> to approve Allegrone Requisition #12 in the amount of \$172,417.40, approved 5-0.

### **Middle School Piping**

- KK updated that there are potential changes with minor discrepancies in pipe sizes and FMD Staff member Steve Hoffman is looking at the automatic controls before it is released. KK presented his OPM update sheet detailing his summary items.
- SG reported that the Middle School Piping Design Submittal Exchange has been archived.

### **School Security**

- SG presented revised PCO #14 with updated pricing and requested the Committee approve to roll into the final change order for BCM. MK indicated support as liaison and the Committee agreed.

### **Middle School Bundle**

- LS-H from Harriman presented a programming update and proposed work plan:
  - Programming focused on casework in classrooms/artwork, staff surveys, storefronts, spent time in rooms, access to kilns, engineers reviewed systems study and kitchens for refined layout

- A discussion regarding long term planning of configuration of the casework for evolving classroom ensued using the area for an iPad cart as an example.
- SG clarified that Harriman's presentation provides a good proof of concept (i.e. additional projection and TV areas) and that some items are possible but required. MM indicated that these details are derived from programming requests and is being presented to PBC to review viability of inclusion relative to scope. DG acknowledged the desire for inclusion of such items for instructional purposes and recommended labeling them as "potential" or "future."
- LS-H presented a classroom with extensive metal casework as a discussion point due to its unique nature relative to other casework. LS responded that pursuing replacement, while it is an anomaly, is inconsistent with the Town Meeting description and scope.
- SG reported that the CM at Risk application has been submitted to the IG, the PBC should think about CM selection dates, he provided an updated CM procurement and project schedule, and that once the RFQ is out it will be a quick turnaround. MM inquired if CM would be assisting with time when the kitchen is offline to which SG responded that the RFP will address items such as this after the RFQ process.
- SG requested approval to create a contract for UEC for sampling and design document services to which the committee agreed.

### **Tolles Parsons**

- KK presented Castagna Change Order #24 for carpet replacement and underground plumbing.

**It was moved and 2<sup>nd</sup> to approve Castagna CO #24 in the amount of \$27,925, approved 5-0.**

- SG met with CBI on site regarding architecture and engineering work and requested approval of the CBI proposal for services.

**It was moved and 2<sup>nd</sup> to approve CBI Consulting Proposal in the amount of \$9,945, approved 5-0.**

### **New Business:**

- The Committee discussed the position of Chair and Vice Chair from July 1, 2019 through June 30, 2020.

**It was moved and 2<sup>nd</sup> to approve DG as Chair and MK as Vice Chair for the PBC 2019-2020.**

- The Committee approved the updated PBC Letterhead to FMD's address to expedite correspondences. MK requested that his name be displayed as "Matt" and not "Matthew."
- MK provided an update on the Hunnewell project and notified the PBC that their next potential activity would be to prepare for Special TM once the Feasibility Study has been presented while the proposing board speaks to swing space if the option is internal. MK indicated that PBC action that would proceed forward would necessitate a voted study.

### **PBC Administrative Business**

**It was moved and 2<sup>nd</sup> to approve the minutes from PBC Meeting 5/23/19 as amended, approved 5-0.**

**It was moved and 2<sup>nd</sup> to approve the invoices as submitted, it was approved 5-0.**

Meeting was adjourned at 9:50 PM

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