

Permanent Building Committee
Meeting of June 23, 2022
Online Meeting 7:30PM

Approved

A duly called and posted meeting of the Permanent Building Committee was held via online mediums, 7:30PM, June 23, 2022.

PBC Present: ~~D. Grissino (DG)~~, T Goemaat (TG), M King (MK), S Littlefield (SL), M. Tauer (MT)
Staff: S. Gagosian (SG), A. La Francesca (AL), ~~D. Elliott (DE)~~, G. Remick (GR), M. Jop (MJ), J. Jurgensen (~~JJ-Library~~), ~~D. Lussier (DL-Schools)~~, A. Friguliotti (AF), J. McDonough (~~JMcD-FMD~~)
Liaisons/Proponents: T. Ulfelder (TU-SEL), ~~M. Martin (SC-MM)~~, C. Mirick (SC-CM), J. Levitan (JL-Advisory), ~~G. Smith (GS-Hardy)~~, M. Robinson (MR-Library), A. Ferrer (AF-Advisory)
Consultants: J. D'Amico (~~JD-Compass~~), E. Sarazin (ES-Compass), ~~P. Cox (PC-Compass)~~, J. Rich (~~JR-WT Rich~~), B. Paradee (BP-WT Rich), A. Pitkin (~~AP-SMMA~~), J. Seeley (JS-SMMA), ~~M. Dowhan (MD-SMMA)~~, E. Mulligan (EM-SMMA), P. Rebuck (~~PR-SMMA~~), M. Reid (MR-SMMA), J. Hart (JH-SMMA), A. Iacovino (AI-SMMA), A. Oldeman (AO-SMMA), P. Ammon (~~PA-SMMA~~), M. Dion (~~MDion-SMMA~~), J. DeVito (JDV-SMMA), T. Pelletier (TP-SMMA), S. Yacko (SY-SMMA), P. Kleiner (PK-Schwartz Silver), S. Marshall (SM-Schwartz Silver), K. Laser (~~KL-Schwartz Silver~~), R. Lynch (RL-Shawmut), R. Joubert (RJ-Shawmut), J. Pollock (JP-Shawmut), L. Slavin (LS-Shawmut), Sam Hanna (SH-Shawmut), M. Jarvis (MJar-Shawmut), K. Ho (KH-BETA), T. de Ruitter (TdR-BETA), A. Serrano (AS-Consigli), T. Robertson (TR-Consigli).

Citizens speak

- none

Town Hall Interior

- SG provided an update of the Subcontractor Prequalification Subcommittee review: borderline and disqualified vendors were reviewed, ample bidders were represented in each category, and the subcommittee requested approval of their scoring and recommendations.

It was moved and 2nd to approve the Subcontractor Prequalification Subcommittee scoring and recommendations as presented. It was approved 4-0 via roll call vote (MT, SL, MK, TG.)

- GR presented Consigli's Preconstruction Change Order #2 for shoring design. TG inquired about the proposed approach to which AS responded that, while they investigated other methodologies and vendors, they propose to partner with Thornton Tomasetti for the shoring due to their familiarity with the project, the sensitivity of the building inclusive of avoiding damage to the recently renovated exterior, and they feel is a lower risk option. SL noted that the Committee, by virtue of renovating the exterior prior to the interior, has created a factor in the approach. TG raised that the liability remain covered into the construction phase as shoring design is typically done then to which AS confirmed that the contractual continuity of the phases as amendments within one contract ensure it is covered.

It was moved and 2nd to approve Consigli Change Order #2 in the amount of \$23,640 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 4-0. (TG, MK, SL, MT).

- GR provided an update on the previous night's DRB meeting: it was successful and DRB approved with 2 minor recommendations: consider more evergreen around ramp at front for winter foliage and consider adding back a tree for screening at transformer. GR indicated that this will be reviewed with the project landscape architect and Cricket for viability. SL thanked the team for their effort on addressing the area near the bell with an appropriate solution.
- KL presented items for approval or rejection in the value engineering process:
 - Bicycle Racks: existing bicycle shaped rack to remain and 5 new rings in cast stone were proposed. KL requested feedback on need and quantity. SL and MT indicated not seeing usage of the current rack and MJ added that the existing rack is challenging to use. Further, MJ added

that as part of the climate action plan and sustainable mobility plan encouraging additional modes of transportation including bicycles in particular in the square and municipal buildings. TG suggested leaving 3 racks and MJ will be looking for possible grants to cover the new racks. MK noted that he has seen the bike racks on wood chips in lieu of a concrete pad.

- Eliminate Tinting of Exterior Concrete and Adding back Cast Stone Ramp – changes existing sidewalks around building (all due to be replaced) with non-tinted concrete to avoid a variance in coloration during future replacement or patching. The addition of cast stone for the ramp section will enable the ramp to match the connected stair and landing. MT and Committee indicated they are in favor of both.
 - Eliminate 3rd door into the Conference room under balcony. GR noted that removing 1 door will improve sound conditions by reducing openings and SL cited it as an improvement to ensure those exiting the space will not be circulating through a meeting in the Great Hall space.
 - Change New Custom Rated Wood Panel Door to Solid Door (6 locations – 2 at balcony, 2 off GH stairs, 1 off conference room, and 1 off Clerk staff entrance which connects to the West lobby.) SL preferred to keep the 2 off of the Great Hall to which TU, TG, and MT agreed. MJ noted that, with the reorientation of the GH facing the window, the balcony doors will be far away and not as noticeable to put money elsewhere. TU raised the Clerk staff entry door as a public facing door from the lobby to which MT acknowledged. The Committee agreed to change the 2 balcony and 1 conference room doors to solid doors.
 - Maintain Existing Exterior Utility Door with Transom: GR raised that originally they were changing the sills and now they are keeping them so there is no requirement to cut and replace but rather becomes a choice. TG responded to leave it as it is currently and not replace.
 - Substitute Main Stair Tile with Rubber at Flight up to Attic: SL confirmed that the proposed flight is not a public stair to which KL responded it is not and rarely used by staff as well. TU prefers the top run and landing so it is not visible. MT asked about barrier to upper level and visibility of material. TG deferred to TU to leave the visible flight in tile and indicated to include both landings and the top flight in rubber.
- JL requested verification of the tonnage amounts for the VRF grant applications to which Schwartz Silver will check with their consultant GGD to provide a response for completion.

Hunnewell School

- ES presented the Compass Amendment for 3rd party testing and inspection services as well as website maintenance.

It was moved and 2nd to approve Compass Amendment #11 in the amount of \$146,500 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 5-0 (SL, MT, MK, CM, TG.)

- ES presented CCD #1 Electric Vehicle Charging stations to match other Town systems. MK spoke to the evolving and young market of charging and the challenge of training for maintenance. MJ reported that the Town has an EV working group (Town fleet & public) where monitoring presents one of the largest challenges the group is trying to overcome and consistency may help that transition be more manageable. MT asked if FMD will be maintaining the stations to which MJ responded that they are contemplating who would own and take care of it. MK said they are both good manufacturers and CM defers and took no issue. The item was approved to proceed and return to be voted as a change order.

It was moved and 2nd to approve CCD#1 to change to Chargepoint EV station in the amount not to exceed \$3500 and authorize SG to sign on behalf of the PBC. It was approved 5-0 (MK, MT, SL, CM, TG.)

- ES presented CCD #2 for building maintenance anchor system. TG asked if we carried an amount for this in GMP to which BP responded that the anchor system and attachment are owned and that this CCD is changes to the joist design inclusive of loading, bridging, and bracing that wasn't shown. BP indicated that the NTE number is still in progress yet the scope as defined is updated.

It was moved and 2nd to approve CCD #2 in the amount of not to exceed \$106,900 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 5-0 (MT, SL, MK, CM, TG.)

- ES presented CCD #3 for 4 additional switches to salvage on top of the 2 in their scope and salvaging VOIP head end equipment to avoid re-purchasing. MK asked why testing is in our spec. to which ES responded that they're testing for functionality. MK and TG requested that the change order language be adjusted to indicate they are cycling the products.

It was moved and 2nd to approve CCD #3 in an amount not to exceed \$3,000 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 5-0 (MT, SL, MK, CM, TG.)

- ES presented PCO #8806 for temporary fence credit to which the Committee was OK to proceed.
- TG raised the usage of PCOs, CO's and CCDs. MK indicated that there is a time and place for using CCDs and we should provide guidance. JS summarized the process that the 2 step process getting a head nod for PCOs presented which then return as change orders for approval. JS asked BP if a head nod would be acceptable to move forward to which BP responded that most of the time this is enough. SG added that historically he has emailed the contractor that they are authorized to proceed with PCO X to be rolled into Change Order # X and never received any pushback from GC or subs. BP sees CCDs as timely and PCOs work through process to CO. The Committee requested usage of consistent nomenclature – COR (change order request) and OCO (Owner Change Orders.)
- ES provided an update that the transition has been progressing with moves and tech removal.
- BP provided an update on mobilization: 6/23 presence on site/survey/tech salvage, next week site fence and perimeter OSHA controls, July 1 full control of site/containment/abatement, after July 4th abatement and demo through mid-August. They are also coordinating utility connections, pest control, and permits for demo. TG requested look-ahead schedule to be included in the materials packet moving forward.
- ES presented the exterior color mockup which are the same as seen before. JS highlighted the July 2021 basis of design materials and the accompanying photo as the proposed material. TG indicated it looked darker to which JS replied they would take it back and look again to verify and return with an update.
- JL indicated that the applications for rebates are due to be submitted tomorrow, he asked for verification on the tonnage (for both Hardy and Hunnewell), and requested the gas meter remain intact for a few more days to ensure there is an account to tie to the submission. JS agreed to send tonnage tomorrow and SG would answer any remaining questions.

Hardy School

- ES presented CPM Amendment #5 for website services which has been previously discussed.
It was moved and 2nd to approve Compass Amendment #5 in the amount of \$12,000 and have SG sign behalf of the PBC. It was approved 5-0 via roll call vote (MT, SL, MK, CM, TG.)
- ES provided an update on permitting project: Select Board gave recommendation and Planning Board continued to July 11 meeting and requested SMMA to provide a memo on using Route 9 as a means of egress and why they do or do not recommend it.
- ES presented the proposed list for the subcontractor prequalification committee members to which the Committee edited to include: Matt King, Dick Elliott, Steve Gagorian, Tom Goemaat, Jeff D'Amico, Emily Sarazin, Joel Seeley, Bob Joubert, and Ryan Lynch.

It was moved and 2nd to approve the Subcontractor Prequalification Committee as amended. It was approved via roll call vote 5-0 (MT, SL, MK, CM, TG.)

- MR provided a design update in response to VE and DRB comments
 - Plan revisions- shift Art room & Music over to occupy some space above media center, reconfigure OT/PT and Speech, relocation of Skills Conference Room to above media center, Reconfiguration of Skills Classrooms (similar layouts on both floors), Relocation of Roof Access Stair (creates roof screening with the change), shifting Custodial and Corridor on 1st floor to match 2nd floor revisions, moved electrical closets where 2nd floor curtain wall was removed in back. SL commented that the music room is a more usable shape. JS requested a head nod to move in this direction to get backgrounds frozen to move into MEP to which the Committee agreed.
 - Exterior Design: MR noted that PBC was interested in reducing phenolic panels and curtainwall and not to reduce window size in classrooms which DRB was looking for roof variation at main entrance and a variation of envelope material.
 - MR presented proposed revisions of the base brick color being slightly more red and introducing an accent color to break up building massing and visual variation. TG, SL, and MT prefer the newer coloration of brick.
 - MR presented raising the roof at entry with visual break to which TG viewed as a costly change and SL finds the roof overhang as bland. MK did not like the phenolic panel, gray overhang, and sun shading to which MR responded that the sun shading is a reduction in solar radiation to block heat gain and they will look further at it. SL echoed not fully appreciating its purpose and MT found it to mimic storefront gates. MR will continue to work on the entrance.

- MR showed classrooms with windows at the preferred size and adding accent bricks on Learning Commons area. MK would like the updates to be reviewed by DG for his feedback.
 - Rear entry removed phenolic, small canopies to break the massing
 - Art entry updated with pushing in the wall, reducing curtain wall, body color and accent wall, chalkboard & mural space. TG and SL suggested affixing the board to the structure so it is demountable.
- JS asked, with the exception of the front entry, is the rest of the imagery on the right track to which TG said, if they are abiding by the VE expectations, the design is fine.
- MR updated that a variety of plantings would be added at Weston Road as a net exchange to other plantings and DRB wanted separation between the sports court and loading which SMMA will add landscaping in between. TG expressed concern about buffer logistically to allow access to loading and MR is still looking and would like to send a package mid next week to get some feedback.
- SL raised that existing bricks on Hardy site where they would be rededicated and MR believes they will go in the courtyard area.
- SY presented Interior Design Revisions: shifting Art room, shift OT/PT moving out Speech room, shifting Skills Conf. room to over Media center, outdoor Skills area further developed, simplified Learning Commons ceiling to one level, simplified classroom ceilings to one level, substituted ceiling material outside cafeteria with ACT, reduced acoustical baffles in cafetorium and media center by 50% to more plank approach, substituted nana walls with sliding glass and double doors in Media center, eliminated all high glass & framing at learning common walls, and eliminated height of the display case and window near the office.
 - SL and MK raised concerns over privacy with the windows in the Skills conference
 - TG asked about the privacy in the media room to which SY replied that they want the flexibility and still an option for privacy. CM will take this back to clarify.
 - MK expressed concern about removing too much baffling to which MR responded that the acoustical deck and baffles are confirmed to be acceptable by acoustical specialists.
 - SL confirmed that the operable wall is the same as Hunnewell which MR confirmed.
 - The Committee approved with the caveat of the provided comments.

New Business

- General discussion on process of approvals yielded a preference for COR (Change Order Requests) to include backup documentation.
 - MT requested an organized methodology to track PCOs.
 - TG provided the summary and sequence:
 - NTE (note to exceed) begets a CCD (construction change directive)
 - A COR (change order request) follows a CCD
 - A OCO (owner change order) references CORs which are approved
 - CCD > COR > OCO
 - There need be a tracking log to follow CORs into OCOs.

PBC Administrative Business

- SG presented the 5/26/22 and 6/16/22 minutes for review and approval.
It was moved and 2nd to approve the 5/26/22 minutes as presented. It was approved via roll call vote 3-0 (MT, SL, TG), MK abstained.
It was moved and 2nd to approve the 6/16/22 minutes as presented. It was approved via roll call vote 4-0 (MT, SL, TG, MK.)
- SG presented the submitted invoices to which there were no comments.
It was moved and 2nd to approve the invoices as presented. It was approved via roll call vote 4-0 (TG, MK, SL, MT).

The meeting was adjourned at 9:59 PM.

Meeting Documents

- Hardy Compass Invoice - CPM - 74-38 – 053122

- Hardy SMMA Invoice 57174
- Hunnewell Compass Invoice CPM 69-45
- Hunnewell SMMA Invoice 57172
- Hunnewell Swing - Fiske basement cleanout FMD Transfer
- Library Interior Workplace Resource Inv_39416A
- MSBS FMD Transfer OT
- PBC Minutes 5-26-22 – Draft
- PBC Minutes 6-9-22 – Draft
- PBC Retreat 6-16-22 Minutes Draft
- THI Stephen Turner Inv 4199
- THI UEC Invoice #9618
- WFL Interior SubEx Oracle Inv 100312389
- 2022 06 23 PBC – DRAFT
- CPM Amendment 5 Hardy ES website support
- CPM Authority for Jeff Damico to sign contracts
- 2021 6-17_ Hunnewell Exterior Materials Submission- FINAL
- CCD 002 - G714-2017 - Final - 002 backup
- ELEVENTH AMENDMENT TO CONTRACT OPM SERVICES_220617 CPM Hunnewell
- G714-2017 - Final – 001
- Hunnewell NGRID Equipment Rebate Info
- Hunnewell School and Charge Point
- PCO 8006 - Temporary Fence Credits
- Hunnewell Construction Budget
- PBC Hunnewell Design Budget
- G714-2017 - Final – 003
- 2002-DRB Continuation Submission_2022-06-15__reduced
- 2002-THI-Slides-PBC-15_2022-06-23 R4
- Consigli Precon COR #2 shoring engineering
- PBC Town Hall Interior Design Budget
- Town Hall DRB Response Brief 6.15.22
- Town Hall Sub Trade Scoring Summary
- 6-23-22 PBC Agenda
- Staff Summary Agenda 6-23-22

Respectfully Submitted,
Abbie La Francesca
Assistant Project Manager

Posted 7/19/22 2:00PM