

Permanent Building Committee
Meeting of June 25, 2020
Online Meeting Via Zoom, Live Stream, and Conference Line 7:30PM
Approved

A duly called and posted meeting of the Permanent Building Committee held via online mediums, 7:30PM, June 25, 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)
Guests: SMMA: A. Pitkin (AP), K. Olsen (KO), A. Oldeman (AO)
Harriman: L. Sawin (LS)
Shawmut: J. Pollock (JP), R. Lynch (RL), A. Baker (AB)
FMD: J. McDonough (JM), M. Andersen (MA), A. Hebert (AH), S. Hoffman (SH)

Citizens speak

- None

Middle School Building Systems (MSBS)

- LS reported that 50% CDs (Construction Drawings) were complete, Shawmut was onsite the previous week, and they continue to progress with focus workshops.
- RL presented the 50% CD Budget Summary detail and qualifications and comparative variances to 100% DD which include an overall \$30K reduction, absorption of the additional HVAC costs, and a reduction of contingency to 3%.
 - The Committee requested further detail on the reduction and its relationship to prevailing market conditions. RL responded that they are confident in the numbers based on tracking the market including supply chain and subcontractor market. LS concurred that this number was heavily vetted and is consistent with what she is seeing with other projects. SG added that the lead time for the project helps subcontractors fill out their books ahead of time.
 - MK asked about exclusion 19 and the likelihood to encounter cloth wiring to which RL said he would triple check this item on their next visit.
 - MK asked about exclusion 31 and that it doesn't include delays directly related to illness or pathogens. TG raised that project shutdowns due to outbreak at the project site are the responsibility of the contractor to which RL agreed.
 - TG inquired about OT allowance management to which RL responded that they would get owner authorization in advance to spend extra on OT allowance and provided examples of conditions which may benefit.
- LS presented finishes and color evolutions including neutral pallets, magnetic laminate on classroom casework, and flooring.
 - SL asked about room 217 office space to which LS responded it is being designed as storage.
 - TG indicated a preference for birch veneer plywood on casework.
 - MK asked FMD's opinion about difficulty replacing laminate to which SG responded they would replace the door.
 - LS presented art room details with base material LVT or add alternate rubber flooring with coloring that looks like concrete, a second color on flooring to indicate right side pass through.
 - LS presented replaced the green cafeteria exit zone color with orange and SG added that the school working group, including representatives from Art, Special Ed., principal, etc. were pleased.
 - The Committee complimented the design updates and appreciated the budget reduction.
- SG presented a summary of trade prequalification results and SL asked about the high numbers of submissions. SG indicated that the lead time was a good opportunity for them to book out ahead.
- SG presented the proprietary specs including door hardware/locks, Metasys, and window sashes to which DG indicated were all reasonable and appropriate.

It was moved and 2nd to approve proprietary specs as presented, approved via roll call vote 6-0.

- SG presented Harriman Design Amendment #2 for SGH working on cupola and retaining wall which is within budget.

It was moved and 2nd to approve Harriman Amendment #2 in the amount of \$21,120.00, it was approved via roll call vote 6-0.

- SG presented his OPM updated and highlighted that the soil testing results showed within normal limits.

Hunnewell

- KK indicated that they will be discussing HVAC options and that FMD staff were on hand for the conversation.
- AO of SMMA presented the base system and comparative options including VRF (Variable Refrigerant Flow), DOAS (Dedicated Outdoor Air System), and Radiant heating. The Committee discussed visible look, location, space taken, and effectiveness in a classroom, interface with Metasys, and relationship with NetZero ready goals. The design team and FMD recommend Option 4 which is Displacement ventilation + VRF + DOAS based on extensive research, review of maintenance upkeep, and feedback from the PBC and proponents. AP will secure some photographic examples for the committee to view aesthetics and relationship to storage.
- AP presented major items which contributed to the increased project costs from feasibility to SD including floor plan development, site plan, rubber flooring, foundation water proofing, and Covid factors. He then presented Value Engineering items for consideration which are available to reduce that number back down including reducing gross square footage, removing some glazed walls and sliding glazed doors, refine sloped roof, refine site design/scope, and substitute heat mirror glazing instead of triple glazing.
 - DG asked about look of window glazing and AP responded that it was very similar.
 - JD added that their goal was to walk them through the changes since the feasibility budget and that this number is what they intend to give to the CM at Risk.
 - JM indicated that, based on experience with existing flooring, lifecycle costs, and durability, FMD strongly prefers and recommends the rubber flooring.
 - DG indicated that he wants to understand future risks for continued escalations as they relate to Covid.
 - The Committee expressed their concern for making appropriate design choices while being cognizant of the challenging financial times and the perception of what is important vs. preferred.
 - SG raised that the School Committee will be asked to sign off on the milestone completion of SD design indicating that the exercise has satisfied the program and any outstanding issues that need to be resolved.
- JD reported that Consigli withdrew from the CM process leaving 4 firms to interview. Further, he requested feedback on refining the interview questions.
 - TG officially recused himself the RFP and interview process.
 - The Committee discussed the questions and chose to modify 4 questions as presented.
- KK introduced that both Compass and SMMA had fee proposals for review relative to the extended schedule. After extensive conversation on the topic including burn rate, task based ownership, and hours, it was determined that FMD would discuss further with Compass their proposal and that they would approve the SMMA proposal to move forward to an amendment.

Middle School Piping

- KK presented the notice of completion from NV5 to EAS and a fee reduction from NV5 where they will still provide contractual services during the warranty period.

Town Hall Envelope

- SG presented the final Allegrone requisition for review and approval.

It was presented and 2nd to approve Allegrone Requisition #22 in the amount of \$21,546.14, it was approved via roll call vote 5-0.

New Business

- SG reported that the Library Roof funds were approved at Town Meeting and that information will be forthcoming on this project.
- AL presented the project balances for all PBC projects and recommendations to release and carry. The Committee determined to release 100% of Tolles Parsons Construction, 80% of the unencumbered Town Hall Envelope Construction budget, and to hold \$100K beyond current encumbrances for MS Piping Construction. AL will present these items for official release as a memo at the next meeting.
- MT requested the example invoice shared with vendors to be updated to reflect him and not his predecessor and staff will review sample documents to ensure they are corrected.

PBC Administrative Business

It was moved and 2nd to approve Shawmut Requisition #1 in the amount of \$55,000, it was approved via roll call vote 5-0.

It was moved and 2nd to approve the minutes from 6/11/20, 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 10:32PM

Respectfully Submitted,

Abbie La Francesca
Projects Assistant

Posted 7/10/20 12:55PM