

Permanent Building Committee
Meeting of July 28, 2022
Online Meeting 7:30PM

Approved

A duly called and posted meeting of the Permanent Building Committee was held via online mediums, 7:30PM, July 28, 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. Frigulietti (AF)~~, J. McDonough (JMcD-FMD), D. Cohen (DC-DPW)
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), J. Williams (JW-SMMA), ~~M. Dowhan (MD-SMMA), E. Mulligan (EM-SMMA), P. Rebeck (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), J. Dombrowski (SMMA), J. Badershall (JB-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), R. Stock (RS-Consigli), S. Bender (SB-DPW)~~

Citizens speak

- None

DPW Schedule

- Dave Cohen (DC) introduced Scott Bender (SB) the chair of the DPW Board. SB expressed concern in pushing these projects out by a year. He referenced the Feasibility Study completed in 2019 showed that it is obvious that the DPW facilities are in dire condition. The RDF Administration Building has many shortcomings in both condition the condition of the building and the most current program requirements. The Parks and Highway Building are also in poor condition both physically and programmatically. It was felt that the RDF Administration Building was the highest priority.
- SB wanted to better understand the reasoning for pushing out the projects and what possible interim efforts could be put forward to get these projects done sooner.
- SG discussed the reasoning for pushing out the DPW Projects for 1 year. These projects include a new Administration Building at the RDF and Renovations to the Parks and Highway Building. Due to COVID pushing out the elementary school projects by one year the PBC and FMD find themselves and staff maxed out due to project load. MT weighed in to reaffirm SG's statements and in order to maintain the high level of service the PBC holds itself too in getting projects built these projects need to be pushed out by a year.
- SG discussed some considerations:
 - Outsource OPM services, based on old estimates at 5% is about \$550,000 additional to project budgets plus whatever increase is determined by a new estimate. To date, FMD has seen a very little decrease in effort with this approach.
 - Splitting the projects doesn't make sense and will create more work for FMD.
 - Continuing with the current designer is still a question to be discussed. CBI was bought out and Wayne Lawson's time is minimal. FMD was not impressed with the lead architect.
 - An increase in Covid cases with subsequent work delays could cause a domino effect on projects.
 - FMD believes that once the school & Town Hall projects are through submittals, then the time needed will decrease as most design issues would have been addressed

- TG asked which project is the priority; all felt the RDF Admin Building to be most critical. He also asked if DPW had any ability to OPM the project (similar to MLP model) with help of FMD? DPW stated they did not and would only be able to play a support role.
- DC stated that four years at the earliest increases many costs for DPW. DG asked if there was an interim step that could be taken such as portable office space and or storage, similar to using a construction trailer and modular storage. DC stated this has not been looked at to date but would like to meet and review. SL stated that the costs are 3 years old and need to be updated and brought forward, all agreed.
- SB stated that DPW would like to keep the projects together but asked why splitting them up is not viable. SG stated that we will get better pricing by keeping projects together and will be a much more attractive project for bidders that will only help pricing. Keeping projects together may also allow us to use a Construction Management at Risk delivery model or at least pre-qualified bidders which may provide less risk to the town.
- TG asked if a preferred scheme has been selected yet? JM stated that the Feasibility Study shows 2 concepts but these need more development and also stated that splitting up projects will not shorten schedule. TG suggested we try and get to a Fall '23 ATM rather than a Spring of '24, more of a 6 month delay rather than a full year delay. MT agreed and suggested we keep this conversation ongoing to help better the schedule, DG concurred with this approach.

Town Hall Renovation

- GR gave a brief project update: The 95% Construction Documents were submitted and 100% drawings are due by next Friday 8/5.
- Consigli has identified some specific issues that the team is addressing.
- ZBA meeting was positive but they have asked for some additional due diligence on parking numbers and a Project Management plan from Consigli for the 9/1 meeting which hopefully will be the last meeting and hopefully we get sign off from the ZBA. DG agreed with this summary and stated that this type of project was very atypical of what they typically deal with and that they want to cover any procedural issues.
- MT asked if Consigli COR #3 ☹ regarding NFPA 241 services) was missed or excluded from their contract, GR: it was excluded from original contract as a consultant cost. Cost of \$11,200.00 increase to Consigli's contract

It was moved (MT) and 2nd (DG) to approve Consigli's CO#3 in the amount of \$11,200. It was approved via roll call vote 4-0 (MT,TG,SL,DG).

Hunnewell School

- ES discussed the PCO Memo that was part of the materials package and asked if there were questions on content. No questions by PBC and they gave ok to move forward.
- MT stated that it was good memo and asked about the added water feed on the foodservice equipment. ES stated that it was something flagged on the shop drawings and that it is a required add for filling hot wells in kitchen food service counter.

Hardy School

- AP began the SMMA presentation by stating that exterior design samples are presently being collected for review. The DRP presentation will be in next week's package for review, the next DRB meeting is on 8/10.
- Sarah Yacko (SY) presented interior design concepts, she went through floor finishes, wall finishes and discussed ceilings. Level 1 and Level 2 have different color schemes to be used to differentiate and give identity to each grade.
 - Elevations were reviewed, SL thought the colors looked muddy on the slides, SY assured that the colors on the presentation did not fully portray colors which are much brighter and livelier than on the presentation. A few of the finishes do need further development.

- Hallway elevations were presented and indicated wall tiles that have different textures. SL was concerned that only about 5% of the total wall area had color, she asked if WPS is ok with this? SY will look into adding color. DG agreed and thought some 3D representations would be helpful for the committee to understand the design more thoroughly. SL asked if things like student work can be hung on the wall and are there tackable surfaces? SY stated that some presentation rails will be included in the design.
- Environmental Graphics were presented by SMMA. SL asked if items/concepts have been culled from the materials packet. Some of the elevations show things differently than was in the information packet provided, i.e. windows have been changed in the OT/PT area looking into the Cafetorium. There are items that were in the packet that are not being presented. TG raised the issue of parity with Hunnewell and whether this presentation is showing things we did not do at Hunnewell. SL asked if we had removed similar concepts from Hunnewell due to budget constraints. TG: have all the concepts and ideas presented been included in the budget? We are under an extremely tight budget and the design presentations need to keep this in mind. DG also confirmed that parody between schools needs to be tested and confirmed before presenting concepts.
- MT brought up the letter being sent out to abutters so our survey crew supporting traffic light design may go onto private property. He noted that this would be the first direct notification to the intent of installing a traffic light at the intersection of Hardy and Weston Roads. SL asked why the letter was under PBC letterhead. MT stated that we need to be ready for feedback, FMD confirmed the letter was reviewed by TC. PBC gave approval to send out notification letter.

New Business

- TG brought up the gas rebates and asked where this stands. SG reported that we have received letters today on all three projects and they will be sent to Town Counsel. FMD is reviewing the letters from National Grid and will address concerns with TC. JL stated that this is a new program it sounds like an active gas service must be installed and connected to something, it still is not clear as whether there is a minimum usage required. TG thought whatever we do should be the minimum required, like a small HW heater in the Custodial Area. SG: will report after we hear back from TC. SL: WPS/SB needs to be on board with adding gas back into these projects and the SEC as well.
- MT: Regarding DPW discussion and stated that we should try to accommodate their needs and do something in 6 months vs waiting a full year. SL asked if Meghan and Town Finance are on board with the projects. At a minimum budgets need to be updated.
- TG is unavailable for DRB meeting on 8/10, possibly MK can attend this meeting.

PBC Administrative Business

- SG presented the 7/14/22 minutes for review and approval, to which there were no comments.

It was moved (MT) and 2nd (SL) to approve the 7/14/22 minutes as amended. It was approved via roll call vote 3-0 (SL, TG, and MT). DG abstained.

- SG presented the submitted invoices for review and approval.

It was moved (MT) and 2nd (TG) to approve the invoices as presented. It was approved via roll call vote 4-0 (SL, DG, TG, and MT).

The meeting was adjourned at 9:10 PM.

Meeting Documents

- Hardy Compass Inv CPM 74-39
- Hardy Environ Partners Inv 1426
- Hardy SMMA Inv 57410
- Hunnewell CCS AV Deinstall Inv 106711
- Hunnewell Compass Inv CPM 69-46
- Hunnewell SMMA Inv #57408
- THI Consigli Precon Invoice 2743-05
- DPW Powerpoint_090120 Presentation_CORRECTED_092320
- DPW QAs
- 2022 07 28 PBC – DRAFT
- Hardy Babcock Example letter
- Pricing alternate Hardy ES Irrigation Costs \$81k
- RE REBATES - Town Hall Heat Pump electrification Rebate letter.msg
- Hunnewell - Monthly Construction Update - June 2022
- Look Ahead Schedule (7.27.22)_
- PBC Presentations
- Cover Memo for PCO Memo
- MEMO - PBC PCO Summary 7.21.22
- Hardy Construction Budget
- Hunnewell Construction Budget
- Library Interior Reno Construction Budget
- Library Interior Reno Design Budget
- Library Roof Replacement Construction Budget
- MSBS Construction Budget
- PBC Hunnewell Design Budget
- PBC Projects - Total Expenditures Across Phases
- PBC Town Hall Interior Design Budget
- SBC Hardy Upham Feasibility Budget
- Precon COR #3 NFPA 241 Plan
- 7-28-22 PBC Agenda
- PBC Invoice Sign Off 7-28-22
- Staff Summary Agenda 7-28-22

Respectfully Submitted,

Richard H. Elliott
Project Manager

Posted 8/12/22 1:40PM