

Permanent Building Committee  
Meeting of August 8, 2019  
Town Hall 7:00PM  
Approved

A duly called and posted meeting of the Permanent Building Committee was held at the Town Hall, 7:00PM, August 8, 2019.

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

Others: S. Gagosian (SG), A. La Francesca (AL), ~~K. Kennedy (KK)~~, M. Martin (MM-SC), M. Freiman (BOS), R. Foster (RF-MKA), M. Mucci (MMu – Allegrone), A. Pitkin (AP – SMMA), Kristen Olsen (KO – SMMA), T. Ulfelder (TU-BOS), S. Gray (ShG – SC, SBC), T. Bonfatti (TB-Compass), D. Macintosh (DM-Compass), Mary Gard (MG-Advisory), J. Roberti (JR-SC)

### Citizens speak

- None

### Town Hall Envelope

- MMu of Allegrone presented Allegrone PCO 50R2 which is for a schedule extension of 6 weeks which moves substantial completion to 10/25/19. The delay is attributed particularly to West Portico repairs and related delays. Allegrone is cost sharing 2 of the 6 requested extended weeks as a good faith effort. The Committee felt that the pricing was reasonable and appreciated the cost sharing.
- RF indicated that 2 main exterior public access door's color samples will be presented for approval at the 8/22/19 meeting.
- RF presented Allegrone requisition #14 for general conditions, scaffolding phase 2, West portico roof work, and phase 2 deep repointing.

**It was moved and 2<sup>nd</sup> to approve Allegrone requisition #14 in the amount of \$277,126.74, approved 5-0.**

- RF presented Campbell requisition #1 for threshold grind and finish, automatic door openers, and Assessor's office counter work.

**It was moved and 2<sup>nd</sup> to approve Campbell requisition #1 in the amount of \$78,014.47, it was approved 5-0.**

- SG updated the Committee on remaining contingency balance and RF indicated that remaining exposures were west gable, deep repointing, and vertical reinforcing of parapet.

### Middle School Piping

- SG presented KK's OPM Update, Amanti's Requisition #2, and Amanti's PCO #9 update regarding a design miss on blow down tank venting. Amanti req. #2 is for general conditions, labor, steam/condensate piping, demo, and lighting wiring.
- SL and MM inquired and SG confirmed from contractor updates that they are still on schedule and will be ready for heating season.

**It was moved and 2<sup>nd</sup> to approve Amanti requisition #2 in the amount of \$462,982.50, it was approved 5-0.**

### Middle School Bundle

- SG provided a project update including that SGH reported that the retaining wall doesn't need to be pulled apart and rebuilt but rather repaired, the Commissioning RFP is in draft form, RFQ was advertised for CM at Risk, and Harriman has been instructed based on their 75% SD review to present key decision issues instead of volume when next with the PBC. The Committee authorized SG to operate on their behalf for the Commissioning RFP choice.

**It was moved and 2<sup>nd</sup> to create a subcommittee for the purpose of recommending a CM at Risk to the PBC and said Committee shall be dissolved at which time the NTP has been issued. The Committee Chair is MT with members DG, SG, DE, and Lisa Sawin of Harriman Architects. It was approved 5-0.**

### Tolles Parsons

- SG and TG reiterated the schedule and indicated that the lined pipe will be used and staff will now be hosted at the DPW during the temporary construction.

### Library Utilization

- SG presented the Johnson Roberts design contract for the Library utilization project.

**It was moved and 2<sup>nd</sup> to approve the Johnson Roberts Associates design contract in the amount of \$144,526.00. It was approved 5-0.**

### **Hunnewell School**

- MM indicated that the School Committee unanimously voted to accept the Hunnewell Feasibility study.
- ShG summarized the challenges of the existing school and introduced architects SMMA and OPM Compass to present the report findings. ShG also indicated that the SBC is in ongoing discussion regarding swing space and will make a recommendation in October.
- AP (architect, SMMA) indicated that while this project is not an MSBA project, it is being designed with the MSBA standards. The three major component's AP reviewed in the presentation were Educational Planning, Sustainability, and Site Exploration while TB covered budget and schedule. The Committee requests for follow up and further exploration are as follows:
  - Regulatory Approvals: PBC thought schedule was too tight, provide a permitting schedule, zoning, provide analysis of relief being requested, legal opinion & precedence of using Dover Amendment. The Committee expressed hesitancy with use of the Dover Amendment.
  - Design: Future Flexibility, neighborhood concept background and precedence, square footage and cost implications, what are the parity implications across the district
  - Sustainability: qualifications of goals/costs/paybacks, strategy for qualifying this approach to the Town
- Swing space will be finalized in the fall
- Liaison: will follow standard project liaison formation which includes School Committee member as liaison.

### **Hardy/Upham MSBA**

- SG presented the Feasibility through Schematic Design fee proposals and the Committee authorized for the proposals to be moved to the Board of Selectman for approval and BOS Chair signature.

### **New Business:**

- SG presented the FY19 Annual Report as further amended and the Committee accepted.

### **PBC Administrative Business**

**It was moved and 2<sup>nd</sup> to approve the minutes from PBC Meeting 7/25/19, 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 9:23 PM

Respectfully Submitted,

Stephen D. Gagosian,  
Design and Construction Manager