

Permanent Building Committee
Meeting of August 26, 2021
Online Meeting 7:30PM

Approved

A duly called and posted meeting of the Permanent Building Committee was held via online mediums, 7:30PM, August 26 2021.

PBC Present: ~~D. Grissino (DG)~~, T Goemaat (TG), M King (MK) LATE, 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)~~
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)~~, ~~D. Newell (DN-MLP)~~, Al Ferrer (Advisory)
Consultants: J. D'Amico (JD-Compass), ~~L. Westman (LW-Compass)~~, E. Sarazin (ES-Compass), J. Rich (JR- WT Rich), B. Paradee (BP-WT Rich), A. Pitkin (AP-SMMA), K. Olsen (KO-SMMA), A. Iacovino (AI-SMMA), ~~A. Oldeman (AO-SMMA)~~, ~~M. Dion (MD-SMMA)~~, ~~Dowhan (MD-SMMA)~~, P. Kleiner (PK-Schwartz Silver), S. Marshall (SM-Schwartz Silver), R. Lynch (RL-Shawmut), ~~R. Joubert (RJ-Shawmut)~~, J. Pollock (JP-Shawmut), ~~L. Slavin (LS-Shawmut)~~, I. Andrade (IA-Schwartz Silver), H. Casellas (HC-Schwartz Silver), K. Ho (KO-BETA), T. de Ruiter (TdR-BETA)

Citizens speak

None

Library Interior

- SG, progressing on most fronts
- SG reviewed CO #3 was discussed and all previous CORs have previously reviewed.
- **It was moved to approve CO #3 in the amount of \$30,794.00 and authorize Stephen Gagosian to sign on behalf of the PBC. It was voted 3-0 to approve via roll call. (SL, MT, MK, TG)**
- SG asked if anyone would like a tour of the project, SL and MT would like to tour.

MSBS

- SG gave update on project, some granite has arrived on site and install to begin immediately. Averaging 75-80 workers per day on site.
- TG walked project and noted classrooms look good but expressed concern re: the kitchen. He wanted to make sure WPS understands schedule issue, SG stated that we have one week of food from Whitsons confirmed with the option of a second week if necessary. DE gave an update on work left to do and discussed focus on the HVAC and also getting walk-ins on line.

Town Hall Interior Renovation (THI)

- GR provided a project update.
 - Agenda:
 - Review Schematic Plan Development
 - Review department requested layout changes
 - Toilet changes
 - Toilet distribution
- SM discussed a review of updated plans that will include exploring options for toilet room distribution.
 - Lower Level: Separate Retirement from HR, toilet fixture count (3) are now individual centralize toilets. SL asked if any issues with Operations of unisex toilets over gang toilets? SG: No issues. Committee thought changes were improvements.
 - First Level: Plan changes between Town Clerk and Assessors Dept., relocated VA services, SL: Town Clerk should be able to accommodate a private office. Committee liked changes.
 - Toilet distribution and count discussion, (10) fixtures existing and (13) accessible fixtures are required.
 - Third Floor/Great Hall Level: there was extensive discussion to understand added floor structure to add program SF.

- Option 1 (south side of building): (1) unisex toilet at turret stair and (2) at GH podium location, otherwise toilets are located a level below in gang toilets.
- Option 2 (north side of building): (1) unisex toilet at turret stair and (2) at GH podium location, otherwise toilets are located a level below in gang toilets.
- PK preferred the use of the gang toilets one level down as shown on the Preferred Plan, most members agreed but SL/TU stated that at least one toilet at the GH level would be nice.
- TG was surprised to find out structure was being added for the Third Level, SM stated that additional SF is needed to support FA system in attic. It was felt this needs further review.
- TG expressed concern about having single toilets scattered around the building and thought it cost prohibitive.
- TU asked if Selectman space can be swapped from 3rd floor to 2nd floor. Brief discussion took place and will be reviewed.
- Conference Room under the balcony was discussed and reviewed.
- SM stated that the balcony does not need to be accessible for limited AV control access.

Hunnewell

- JD presented update on the Advisory Board meeting in preparation for final meeting. TG stated that the meeting was generally positive.
- 100% drawings were issued and bid set will be posted next week. A rigorous page turn review took place to review and answer drawing comments.
- JD stated that there is an upcoming Planning Board Meeting where the Order of Conditions will be discussed as follows:
 - Relief on some of the ramp requirements specifically at Washington Street.
 - We will not be pursuing adaptive traffic signaling
 - Report back on Order of Conditions compliance.
- Photo voltaic: CM: MLP voted to be responsible for supplying PV the summer after the school opens. MLP will make final decision whether to use the PPA approach or use the Bid Alternate currently on the construction documents. MK asked if using the bid will have escalation issues with the costs, TG thought that if MLP uses the bid that they would reimburse the project for the cost.
- AI presented the phenolic sun screen panels and their attachment to the curtain wall window system. AI discussed there was concerns raised for using a non-curtainwall supplied element (phenolic panel) attached directly to the curtainwall system. AI stated curtainwall manufacturers do a lot of this with different materials. SMMA has been working with WTR on the details and specs to make sure that we have a nice tight set of documents. SMMA has reached out to a number of curtainwall manufacturers including Old Castle (clearly front-runner), but also spoke with EFCO (had a similar outlook on things) and Wassua (the third in the spec) who didn't give a lot of feedback. Triple glazing complicates system, so there are technical concerns, but SMMA feels they are not unsurmountable. Just has to be engineered and will be dealt with in the shop drawing process. The design uses manufacturer's standard product to support fin, the only difference is there is a custom fabricated fin attached to them. Phenolic panel fins will be in sections, but their vertical alignment not an issue.
- AI presented front elevation and noted that the prior presented elevations had changed. The fins above the entrance were simplified and shortened to be within the window opening. SL asked if vertical fins hum in the wind. AI stated they are rock solid and should have no movement at all.
- TG asked WTR if the curtain wall system was being carried as a filed sub bid (FSB)? WTR said that it was carrying this scope as a FSB and stated that the phenolic panels and clips will be including in the curtain wall scope. TG asked WTR if the major window subs would be interested in the project, WTR thought they would be. TG: any budget concern as to what was previously carried? WTR felt comfortable with what has been previously carried.

- An extensive discussion took place with regards to the timing of receiving FSB numbers and the balance of the other construction costs with a goal of having a draft GMP by the 10/14 PBC meeting. Executive committee and sub-committees were discussed but members were not available for interim meetings. The resolution was that TG will go to WTR's office the week of 10/10 with other team members (non PBC members) to review and de-scope cost information.

Hardy

- JD: MSBA approved the project, final agreement will be sent out for signatures.
- BETA presented traffic study information based on 54% of parent drop-off and discussed traffic numbers: numerous clarification discussions by all PBC members took place regarding capacities, tendencies and criteria assumptions.
- Presentations of Concepts:
 - Option 1: Sprague Model: AM – enter/exit at Hardy and Rt. 9, PM – enter/exit at Hardy only
 - Option 2: Stacking Concept: AM/PM – exit/enter at Hardy and Rt. 9, added cueing and stacking on site.
 - Option 3: Added entry at north parking lot – AM/PM entry/exit at new entry and Rt. 9, AM/PM exit only at Hardy.
 - After presentations general discussions took place and all agreed to push further discussions to the next PBC meeting. Possible public input was discussed.
- **It was moved and 2nd to approve SMMA amendment No. 6 for additional BETA Traffic services for \$23,410.00. It was voted 5-0 and authorized Steve Gagosian to sign on behalf of the PBC via roll call. (SL, MT, MK, TG, MM).**

New Business

- No new business presented

PBC Administrative Business

- 8/12 Meeting Minutes were reviewed.
It was moved and 2nd to approve the 8/12/21 minutes as presented. It was approved via roll call vote 4-0. (SL, MT, MK, TG).
- Invoices were reviewed.
It was moved and 2nd to approve the invoices as presented. They were approved via roll call vote 4-0. (SL, MT, MK, TG)
- **No meeting on 9/7**

The meeting was adjourned at 10:00 PM.

Meeting Documents

- 2021 08 26 HARDY PBC Combined Slides_INFO
- 2021 08 26 HARDY PBC Combined Slides_PRESENT
- Amendment_6_Traffic_Combined
- SBC Hardy Upham Feasibility Budget
- SensitivityAnalysisPresentation
- SensitivityAnalysisPresentation_wBackup
- PBC Hunnewell Design Budget
- SBC Hunnewell Feasibility Budget
- 8.18.21 Compass Email to Project Team

- 8.19.21 SMMA Response
- 8.20.21 Compass Summary Response
- 8.24.21 SGH Response
- 2021 8-26_ PBC Hunnwell_FINAL
- 2021 8-26_ PBC_DRAFT
- C-600 Series_Curb Ramps incl Complex
- L-Off Site Ramps_DRAFT
- Library Interior Reno Construction Budget
- Library Interior Reno Design Budget
- OPM Update - Library 8-26-21
- WFL Interior Nadeau CO #03
- WFL Interior Pics
- WFL Interior Schedule Mtg Note 8-19-21
- MSBS Construction Budget
- MSBS Pics
- OPM Update - MSBS 8-26-2021
- Library Roof Replacement Construction Budget
- TH Report Visioning & Utilization Report
- THSS-Full Report with Appendices-FINAL_101520
- Town Hall Interior Renovation Art 17 _NoVideo
- 2002-THI-DesignSchedule-WorkPlans-2021-08-06
- 2002-THI-SchematicDesignSchedule-WorkPlans-2021-07-22
- PBC Town Hall Interior Design Budget
- 8.24.21 THI Plan Revision Summary
- 2002-THI-PBC-2021-08-26
- Hardy Compass Inv CPM 74-28
- Hardy SMMA Inv 55391
- Harriman Invoice 2107064
- Hunnewell Compass Inv CPM 69-35
- Hunnewell SMMA Invoice 55467
- Hunnewell WT Rich Inv 202002-10
- MSBS Weston & Sampson Inv 8210002
- PBC Minutes 8-12-21 Draft
- WFL Interior Bookbins Invoice 1002
- WFL Interior Bookbins Invoice 1002
- WFL Interior Johnson Roberts Inv #22
- WFL Interior Johnson Roberts Inv #23
- WFL Interior Oracle Sub Ex Inv 100018467

Dick Elliott
Design and Construction

Posted 9/10/21 11:40AM