

Permanent Building Committee
Meeting of September 12, 2019
Town Hall 7:30PM

Approved

A duly called and posted meeting of the Permanent Building Committee was held at the Town Hall, 7:30PM, September 12, 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)~~, ~~S. Kirby (SK-Vertex)~~, Neal Goins (NG-Advisory)

Citizens speak

- None

Town Hall Envelope

- SG provided a project update: carved panels installed, working on Dutchman removal, shipment of balusters received, start core drilling west wall next week, new basement windows being installed next week, punch list on restored windows underway, exterior trim repair ongoing, roofers working on East and South roof gutters, slate and flashing done on high roofs and architect has reviewed punch list for these items.
- SG presented Allegrone Requisition #15 as reviewed by the architect and OPM for general conditions, masonry restoration, scaffolding, roofing and sheet metal, windows, painting, and change orders.

It was moved and 2nd to approve Allegrone Requisition #15 in the amount of \$219,702.93, approved 3-0.

- SG presented Allegrone Change Order #9 for previously reviewed PCOs.

It was moved and 2nd to approve Allegrone Change Order #9 in the amount of \$63,386.89, approved 3-0.

Middle School Piping

- KK provided a project update: condensate pipe in place and insulation wrapping this week, testing done and hot work complete, remaining are boilers, pumps, flues, intake insulation, and gas run to boilers, boilers arrive 9/14/19 and the team will prepare for startup on October 7, Mark Ito is aware of the dates and schedule, fire alarm testing on 10/9, expected substantial completion 10/15/19.
- KK shared a letter to the contractor reiterating security access protocols as amended with students back in the building which includes costs for FMD assigned staff to escort vendors through populated areas as an extra precaution.
- KK reviewed previously presented PCOs revised as requested to support Amanti Change Order #2.
 - PCO #17: Corroded steam pipe elbow replacement
 - PCO #19: Conduit in path of vent pipe needs to be removed and terminated
 - PCO #20: New sump pump cover

It was moved and 2nd to approve Amanti CO #2 in the amount of \$34,115.28. It was approved 3-0.

- KK presented PCO #21 (Additional blowdown Piping) and #22 (Makeup Air Insulation) and the Committee authorized moving forward and rolling the items into a future change order.
- KK presented Amanti Requisition #3 for general conditions, demolition, steel framing, gas piping, steam/condensate piping, pipe insulation, Temperature controls, and Electrical.

It was moved and 2nd to approve Amanti Requisition #3 in the amount of \$953,300.88, approved 3-0.

Middle School Bundle

- SG reported that the CM at Risk RFP Subcommittee achieved consensus and recommend Agostini, Shawmut, and WT Rich as finalists. MT concurred on the thorough review and member agreement.

It was moved and 2nd to accept the findings of subcommittee for review and recommendation for CM at Risk contractors to move toward RFP. It was approved 3-0.

- SG continued that next steps will include reviewing RFP submissions and comparative scores in preparation for interviews, and complete the draft CM contract form inclusive of a liquidated damages clause. Further information on the cafeteria lunch production, HS capability to cover, and partitioning project coverage, and particular language will help give appropriate liquidated damage coverage.

Library Utilization

- The project kickoff working group vetted appropriateness of items and their inclusion or exclusion to the scope of the project. They will be submitting a work plan and overall schedule for design of project.

Hunnewell

- The attending members were in support of MK representing the PBC at Advisory for a Hunnewell presentation.
- MM indicated that she will be part of the Wednesday presentation from School Committee.

Town Hall Interior & Town Hall Annex

- SG indicated that the Town Hall Interior and the Town Hall Annex will have Feasibility presentations on 10/10/19 to initiate the project timeline with an intended request for design funds for FY21 ATM.

PBC Administrative Business

Minutes from the 8/22/19 meeting were held due to lack of quorum vote.

It was moved and 2nd to approve the invoices as submitted, it was approved 3-0.

The meeting was adjourned at 8:27 PM

Respectfully Submitted,

Stephen D. Gagosian,
Design and Construction Manager