

Permanent Building Committee
Meeting of September 26, 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 26, 2019.

Present: T Goemaat (TG), D Grissino (DG), ~~M King (MK)~~, S Littlefield (SL), M. 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)~~, ~~N. Goins (NG-Advisory)~~, S. Gray (ShG-SC), A. Pitkin (AP-SMMA), K. Olsen (KO-SMMA), T. Bonfatti (TB-Compass), T. Ulfelder (TU-BOS), M. Jop (MJ-Executive Director), E. Quirk (EQ-Hunnewell), C. Heep (CH- Town Counsel), I. Fried (IF-Town Counsel)

Citizens speak

- None

Town Hall Envelope

- SG provided updated images of core drilling and grouting mechanism.

Middle School Piping

- KK provided a project update: welding complete, punch list in development with NV5, Commissioning begins 9/27/19, Heat guaranteed by 10/7, fire alarm testing 10/9, tentative substantial completion 10/30, new boilers on Saturday, and powder coated flues installed.
- KK summarized PCO#24 to consolidate two steam traps into one accessible from catwalk for proper maintenance.
- KK presented PCOs included in Amanti Change Order #3:
 - PCO #21 – Additional Blowdown Piping
 - PCO #22 – Makeup Air Insulation (straight time) – \$2,249.69
 - PCO #23.1 – Floor painting credit – FMD to paint walls and re-evaluate floor painting.

It was moved and 2nd to approve Amanti Change Order #3 in the amount of -\$20,880.24, approved 4-0.

School Security

- SG presented BCM Requisition #9 for MS PA, CO#6 Camera swaps and various installations.

It was moved and 2nd to approve BCM Requisition #9 in the amount of \$30,074.43, approved 4-0.

- SG presented BCM Requisition #10 for completion of the MS PA system.

It was moved and 2nd to approve BCM Requisition #10 in the amount of \$30,514.00, approved 4-0.

- SG indicated that closeout documents are in process and the expectation is to wrap up in a month or so.

Middle School Bundle

- SG indicated that the CM at Risk Contract was reviewed with the subcommittee members and Town Counsel.
- SG noted that a question was raised regarding the use of BIM (Building Information Modeling) and his recommendation is to wait until the CM comes onboard to revisit necessity. DG indicated that it may be worth considering to have the data set. Committee agreed to wait.
- MM inquired about the latest position on liquidated damages. The Committee review potential exposure, dates for LD's to begin, and the intention of LDs relative to the incurred costs. It was decided to commence LD's of \$5000/day after a 10 day grace period for purposes of the RFP.
- SG discussed interview dates, design schedule, and that 100% schematic is to be presented 10/10/19.

Hunnewell

- AP presented a slideshow addressing previous PBC follow up concerns including scheduling relative to permitting and zoning, and regulatory elements.
- DG requested clarification on precedence and examples of using the Dover Amendment in the Town so that the PBC, if assigned a project where it is used, will understand the conditions and reasons for usage. MJ indicated that the Dover amendment looks at reasonableness, that the bifurcated town land is not prohibited for outdoor space accessible to the school, and that zoning changes would impact all schools so usage of the Dover amendment in this case will make it only pertain to the Hunnewell School site. DG

recommended highlighting the abutting town owned open spaces to illustrate the visual aspect of the existing open space. MT inquired and CH responded that the burden to prove to the board it is unreasonable to comply lies with the applicant.

- Members inquired about impact of making the school smaller and a more traditional shape to which ShG and SG indicated that the schools are now being designed with specialized programs. They discussed the School Department and SBC decision to locate the smaller program at Hunnewell to be less impactful and require less space. The Committee stated that they would expect to address overall shape and square footage in schematic design.
- ShG requested permission to forward the Dover Amendment summary memo addressed to the PBC to Advisory and School Committee. The Committee agreed and DG recommended that they add a summary of the conversation elements at this meeting.
- AP & KO presented a chart schedule and timelines and general concepts of space usage such as small groups, teacher work rooms, coat spaces, and learning commons. Parity was discussed and the members were satisfied that the new school is designed to better accommodate the programs that are delivered district wide and doesn't create an imbalance of program from one school to another.. EQ added that visioning sessions produced support for "neighborhood" spaces and learning commons and responded that each elementary has its own challenges physically (ex: cafeteria/gym scheduling) but that the same work and support for students.
- Members indicated to School Committee liaisons and the Architect/OPM team that the PBC role is to execute their program inclusive of energy standards such as NetZero and that PBC expectation is to have explicit direction including within the ATM motion with a corresponding budget to execute said model. As a BOS member, TU said that it was fair to expect clear guidelines and, as liaison to the Sustainability Committee, he updated that they have built consensus and constructive input with the goal of bringing their guidelines to ATM in the spring.
- TB presented the schedule and budget which does account for sustainable elements, CM procurement, and peer review.

Other Business

- AL requested approval of the PBC for the re-formatted and non-substantive changes to Article 14 PBC Bylaws for a Clerk review.

It was moved and 2nd to approve the formatting changes to Article 14 PBC Bylaws, approved 4-0.

PBC Administrative Business

It was moved and 2nd to approve the minutes from 8/22/19, approved 3-0. MT abstained.

Minutes approval for 9/12/19 were held for quorum.

It was moved and 2nd to approve the invoices as submitted, it was approved 4-0.

- SG confirmed the 10/10 meeting will begin at 7:00pm in order to cover all of the material.

The meeting was adjourned at 10:25 PM

Respectfully Submitted,

Stephen D. Gagosian,
Design and Construction Manager

Posted 10/15/19 10:45 AM