

Permanent Building Committee  
Meeting of November 14, 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, November 14, 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), J. McDonough (JMcD -FMD), J. Murray (JMu.- FMD), A. Hebert (AH-FMD), J. Russo (JR-Russo Barr), J. Jurgensen (JJ-Library), D. Sullivan (DS-Library), D. Elliott (DE-FMD)

### Citizens speak

- None

### Town Hall

- SK provided a project update: phase 1 waterproofing around perimeter nearly complete, storm windows on site, self-punch list on window interior, South entry stairs partially installed, phase 2 masonry mostly complete, roof slate work nearly done, Great Hall window installation in progress with protective boxes planned for removal mid-December, demobilization and coordination with NRC on yard and trailers planned for late December.
- RF presented options for artificially aging the West sculptural panels surrounding the lion's head to better match the existing sculpture's color or to let natural aging occur. MF and DG agreed to leave the panels to naturally age and RF explained that the Town could revisit the blending at a later date for an estimated cost of \$1K of materials plus a lift to provide access.
- RF reported additional waterproofing on North elevation East side needed to be extended.
- SK introduced PCO #69 for window film for basement toilet room to which the Committee agreed.
- SK presented Allegrone CO#10 which includes:
  - PCO 64R1 West portico ceiling repairs, crack and bluestone soffit
  - PCO 65R1 Time and material for additional structural support on lower roofs
  - PCO 71 Clock window decals
  - PCO72 Time Extension
  - PCO 73R1 Grout J window sills
  - PCO 75 Additional Lead T's
  - PCO 76 West Gable Anchors
  - PCO 77 clock hands
  - PCO 79 Window wells at South elevation for waterproofing and crushed stone
  - DG acknowledged that PCOs 64R1-77 were approved at a previous meeting and that PCO 79 is time sensitive relative to weather and consistent with waterproofing approaches for the building.

**It was moved and 2<sup>nd</sup> to approve Allegrone Change order #10 in the amount of \$41,269.88, approved 4-0.**

- SK presented Allegrone Requisition #17 which includes: general conditions, masonry restoration, cast stone materials and installation, scaffolding demobilization, and specialty finishes.

**It was moved and 2<sup>nd</sup> to approve Allegrone Requisition #17 in the amount of \$171,912.95, approved 4-0.**

### Middle School Piping

- KK provided a project update: new boilers running, flowmeter replaced and installed, O&M Manuals coming and training completed.
- KK presented PCOs for review:
  - Proposed CO #26 – Provide three (3) chemical testing ports
  - Proposed CO #27 – Provide a make-up water flowmeter Proposed CO #28 – Provide three (3) pressure transducers
  - Proposed CO #29 – Replacement of two (2) existing sump pumps
- KK presented Amanti Requisition #5 for general conditions, boiler room paint labor, pipe insulation, and electrical wiring.

**It was moved and 2<sup>nd</sup> to approve Amanti Requisition #5 in the amount of \$260,266.53, approved 4-0.**

**School Security**

- SG presented BCM Change Order #10 for PCO 20 (relocate B=011 card reader), PCO 21 (Genetec software), and PCO 23 (4 card reader installs.)

**It was moved and 2<sup>nd</sup> to approve BCM Change Order #10 in the amount of \$7,857.00, approved 4-0.**

- SG presented BCM Requisition #11 for CO#10 installations.

**It was moved and 2<sup>nd</sup> to approve BCM Requisition #11 in the amount of \$7,464.15, approved 4-0.**

**Middle School Bundle**

- DE presented the sub-committee recommendation to award NV5 the contract for Commissioning which the Committee agreed to move forward.
- SG indicated that they will proceed with a contract and provided a report of a positive kickoff meeting with Shawmut.

**Hunnewell**

- KK presented materials and draft slides in preparation for Special Town Meeting. The Committee provided feedback including: reducing irrelevant information, pathways to NetZero, clarify PUI and driving metrics used, clear standards the PBC will be expected to meet. PBC requested a more detailed analysis of the cost premium for Net Zero ready and Net Zero.

**Tolles Parsons Center**

- SG reported that they have reviewed issues relative to bathroom door operation and challenges of securing both safety and privacy and TG requested to remove the closer while further solutions are determined. SG to follow up with the COA

**Library – Utilization and Roof**

- JMcD, JMu, JR, JJ, and DS were in attendance to discuss options of combining the Library Utilization project with the Library Roof repair.
- JR presented slides indicating the roof disrepair detail and requirement for replacement.
- TG indicated that the work presents as the roofer as the prime contractor.
- SL recommended clarification that no fundraising would apply to the roof as that budget is with FMD and would be transferred to the project.
- TG expressed concerns that the type of contractors who would be interested in an interior project would not find a large roof replacement an attractive part of the project which may limit the bidding pool.
- The Committee recommended conducting the roof as a separate project and starting it before the interior work to mitigate site and occupant disruption and debris from roof replacement.

**Sprague Chiller Replacement**

- JMcD and AH presented the capital project of the Sprague chiller replacement which is estimated to cost over \$900K thus qualifying as a PBC project. JMcD indicated that FMD would be willing to manage the project internally with AH overseeing and would provide PBC with regular updates. TG indicated that he is comfortable with FMD handling it.

**It was moved that PBC grant FMD management of the Sprague Chiller Project, approved 4-0.**

**PBC Administrative Business**

**It was moved and 2<sup>nd</sup> to approve the minutes from 10/24/19, approved 4-0.**

**It was moved and 2<sup>nd</sup> to approve the minutes from 10/29/19 as amended, approved 3-0 (TG abstain.)**

**It was moved and 2<sup>nd</sup> to approve the invoices as listed, approved 4-0.**

The meeting was adjourned at 9:34 PM

Respectfully Submitted,  
Stephen D. Gagosian, Design and Construction Manager  
Posted 12/6/19 1:30PM