

**Permanent Building Committee  
Meeting of May 22, 2014**

**Approved 11-13-14**

A duly called and posted meeting of the Permanent Building Committee was held at Town Hall, at 7:30 PM, May 22, 2014. Present: S Langer, M King, S Littlefield, R Shupe, Andrew To; *Others*: WHS School Rep – KC Kato, BH+A – Dick Thuma; Dore & Whittier – Mike Burton, Andrea O'Toole; SMMA – Joel Seeley, Jennifer Soucy; Agostini Constr – Steve Agostini, Steve Ahearn, Fiske & Schofield School Rep – Wendy Paul; BOS Rep – T Tsagaris

**Citizen Speak: none**

**High School – Basketball Courts**

Following approval by the NRC, the committee voted the following:

**It was moved and seconded to approve the plans for installation of new sports lighting of the basketball courts as proposed by NRC and the Recreation Department, and as described in the DPW memo to Matt King dated April 18, 2014, with six 25' poles, subject to conditions proposed by NRC as outlined in 5-22-14 email from J Bowser. It was approved 5-0.**

PBC notes that this vote only approves installation of lighting. It does not include skating.

**Tolles Parsons Center:**

OPM R Thuma reviewed the following:

- Architect selection process leading to ranking of 3 finalists;
- Schedule through permitting and bidding.
- Engagement with the Planning Board to meet substantial change criteria to re-apply for the permit;
  - Town has voted to purchase land adjacent to planned TPC site. This will alter at least the parking and site layout;
- Update traffic study – must update traffic data as it relates to St Paul School before school is over;

Report and discussion on meeting with Architect:

- This is not a complicated building; Mr Catlin acknowledged that he does not have sufficient technical staff;
- Mr. Catlin could design a good center for the town but it is a risk;
- PBC comments
  - Catlin came to interview with good design ideas; other finalists did not but they were following the RFP instructions Taking his design ideas aside, how does he measure up.
  - T Tsagaris - open to other selection
- PBC is concerned about successfully getting through permitting process;
- OPM advised that civil engineer will do good job in the permitting process; OPM will copy civil engineer on all related correspondence.
- There are two very different types of teams approaching this project;

**It was moved and seconded, following interviews on April 24, 2014, to rank the prospective architects as follows:**

- 1. Catlin+ Petrovick**
- 2. Steffian Bradley Architects**
- 3. Lerner Ladds Bartels (LLB)**

**It was approved 4-0.**

PBC directed OPM to finalize contract with Catlin + Petrovick and to charge HSH to modify the traffic study; OPM recommends including a commissioning agent and enclosure agent for pre-construction (estimate \$5-7500) and construction. OPM will draft RFP.

**It was moved and seconded to approve BH+A amd # 1 for \$64,000 for Add'l Services effective April 1, 2014. It was approved 4-0.**

**Fiske Schofield**

**It was moved and seconded to accept D&W Fiske & Schofield 5-1-14 meeting minutes. It was approved 5-0.**

Permitting Update: SMMA presented a schedule of filings and hearings;

Fiske

- SMMA has met with C Vlass to review materials and process for landscape. Will need to be a tree removal hearing with NRC; remaining trees should be protected;
  - PBC asked SMMA to identify overgrown plantings that are of concern;
  - PBC had questions about screen plantings required to be 5' high evergreen; this may conflict with security standards. SMMA will inquire about density required;
  - PBC asked to get principal preference;
  - PBC direction: request breaks between shrubs and propose lower (3') height. Check zoning bylaw Section XXI D

- PBC inquired about snow storage.
  - SMMA had not allowed for that; PBC directed SMMA to revisit this;
- Drainage Plan – eventually (10-15 yrs) bioretention areas will need cleaning out;
  - PBC decide to remove bioretention at triangular site and leave as grass; FMD notification
- Estimate
  - Design Development (DD) estimate increased from SD phase by \$872,919
- Finish Boards: Approved except for tile stacking and grey locker colors. SMMA instructed to contact Adaptive Services to review patterns and colors
- Security System Proposal: TSG revised proposal \$50,000
  - School Committee & School Department opinion – SMMA should design of school security
  - PBC approve removing TSG from F&S project.
  - Small team to be set up to determine security needs in schools. W Paul to discuss with Superintendent's office.

**Proprietary Items:**

**1. Metasys**

It was determined that continuing to use the Metasys Energy Management System would be most advantageous for both the town and this project. The benefits would include allowing the systems to be linked and controlled from a central hub location, standardization of systems as well as maintenance.

**It was moved and seconded to make the Metasys system proprietary on the Fiske & Schofield Schools Renovation project for the reasons previously mentioned. Motion by Matt King and 2<sup>nd</sup> by Suzy L; It was approved 5-0**

**2. Genentech**

Continuing the use of Genentech which is used in a number of Town and school properties would provide the following benefits, capabilities to interface with the existing intrusion detection systems, allowing for a single data base of all access card holders, and the ability to update and change users from a central location.

**It was moved and seconded to make the Genentech system proprietary on the Fiske & Schofield Schools Renovation project for the reasons previously mentioned. Motion by Matt King and 2<sup>nd</sup> by Suzy L; It was approved 5-0**

**3. Schlage Locks and Keys**

The benefits of selecting Schlage Everest D Restricted Keys would allow for uniformity, less volume of keys in circulation, and the Town already has ownership of the cutting devices.

**It was moved and seconded to make the Schlage Everest D Restricted Keys proprietary on the Fiske & Schofield Schools Renovation project for the reasons previously mentioned. Motion by Matt King and 2<sup>nd</sup> by Suzy L; It was approved 5-0**

Schofield Trench Abatement; PBC approve work to be completed summer of 2014

**Sewer system** – FMD asked PBC to include ejector pump in system; PBC asked DW to contact FMD and investigate;

**It was moved and seconded to approve the following minutes: 4-24-14 It was approved 3-0**

**It was moved and seconded to approve the following invoices: It was approved 4-0**

|              |   |             |
|--------------|---|-------------|
| BH+A         | Inv # 19831 – OPM Serv Apr 2014                       | \$ 5,500.00 |
| Corbett Inc. | Inv # 2014-0412 – WHS Pressure Tank for Rainwater sys | \$ 6,300.00 |
| KMullaney    | Reimbursement – 4 Flash Drives                        | \$ 22.00    |

The meeting was adjourned 9:55PM.

Respectfully submitted,

Katheryn Mullaney  
Projects Administrator