

Permanent Building Committee
Meeting of February 27, 2020
Town Hall 7:30PM
Approved

A duly called and posted meeting of the Permanent Building Committee was held at the Town Hall, 7:30PM, February 13, 2020.

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)~~, S. Kirby (SK-Vertex), ~~N. Goins (NG-Advisory)~~, ~~S. Gray (ShG-SC)~~, ~~A. Pitkin (AP-SMMA)~~, ~~T. Bonfatti (TB-Compass)~~, ~~M. Freiman (MF-BOS)~~, Ryan Lynch (RL-Shawmut), Leo Hogan (LH- Shawmut), Adam Baker (AB-Shawmut), Emma Fischer (EF-Harriman)

Citizens speak

- None

Middle School Building Systems

- SG introduced the attendees from the Project team being Shawmut (Ryan Lynch, Leo Hogan, and Adam Baker) and Harriman (Emma Fischer) who were attending to present and determine 100% DD design decisions.
- EF presented the guard rail design which includes installing a new granite wall cap and a guardrail attached to the outside of the cap for avoidance of snow removal damage and aesthetics. DG commented that the connection of the rail to the stone should be centered as the end of the stone may be more vulnerable. PBC requested pricing for precast wall cap.
- EF presented options for roof mechanical enclosures using vertical and horizontal joints. The Committee chose horizontal joints as it would more easily recede from view and DG recommended a neutral gray to blend with the sky. SG indicated that they would select some neutrals and bring before DRB.
- EF presented their cupola repair strategy which is application of a waterproof membrane to ensure 25 additional years of life to the leaking structure. EF provided a potential color match to existing which is Patina Green. MM raised concerns that the color may be too vibrant and RL replied that they would work with Harriman to create mockups and provide pictures adjacent to the existing cupola for review.
- EF presented 2 egress doors to the roof and installation of a stair in the auditorium mechanical rooms to facilitate getting new equipment into the building and having long term safe access to the roof to perform maintenance and repairs. TG requested research into a ship's ladder vs. a full stair on the interior and DG requested the exterior door color to be red to blend with the brick.
- EF presented the fire rated wall at kitchen storage and faculty dining, noted limitations, and indicated that they would be adding double doors at existing kitchen storage entrance and changing the counter in faculty dining to a peninsula to be code compliant. MK requested Harriman confirm that the generator can pick up the load with the expanded walk in cooler and freezer.
- EF presented options for the classroom soffits and AB added order of magnitude for options. The Committee requested a new option with finished ends, protection at the wing wall, and adjusted counter depth for ease of replacement repairs, functionality, and financially responsible approach. RL confirmed that they would work with Harriman on a mock up, drawn elevations, and updated pricing on this option.
- EF presented the design for the servery area including 4 stations, an electronic menu board, lighting and sneeze guards to elevate transparency of food preparation, quartz composite counters for resilience, aesthetics, and cleaning, and an extended soffit to delineate the serving area from the eating area. The Committee raised topics for consideration throughout the design process: choke point at entry and at menu board, ease of replacing lighting pieces, and acoustical absorption.
- EF presented LVT and rubber flooring as options for the art room floors. While a more expensive product, they recommend rubber because it is better acoustically, easier to stand on, is stain resistant, and easily cleaned. SG indicated that FMD would prefer not to use LVT. TG requested research into polished concrete and marmoleum and DG recommended researching vinyl plank.
- EF presented options regarding the air handlers units at Gym B mechanical mezzanine being no change to the system or replacing the units to proactively extend useful life 25 years. RL added that Option 1 with no change likely incurs some maintenance and tune up costs, option 2 can apply planned removal estimates with new units. The Committee would like further research and pricing of these options.
- AB presented the Shawmut estimate. The Committee inquired about caulking, GC pricing, food service equipment procurement, and electrical installation to which Shawmut explained variances and reconciliations.

- LH explained the logistics plan for the laydown area, trailer, fencing, and parking. The Committee indicated that main office business from the public and teachers will need to be diverted elsewhere for safety and that soil testing prior to the grease trap installation should occur.
- LH gave a preview of the interior project phasing to move through the school.
- LH presented a current project schedule with a target of building occupation at 8/27/21 and TG indicated that anything which would expedite the process such as window removal should be considered.
- SG requested a participant from the PBC for the RFQ review process to which TG volunteered.

Town Hall Envelope

- SG presented PCO #88 for slate repairs performed by roofing sub consultant to which the Committee authorized to proceed.

Middle School Piping

- KK presented an OPM update: moving toward Final Completion and hoping for 3/26/20 sign off, cleaning of main header and extending drain to facilitate blowdown are outstanding, and EAS has furnished and installed a pressure reducing valve to water feeder on boiler feed tank.
- KK presented Amanti Requisition #9 for steam strainer blowdown and sump pump changes.

It was moved and 2nd to approve Amanti Requisition #9 in the amount of \$18,880.95, approved 6-0.

Hunnewell

- KK updated that there will be a summary of working group report outs forthcoming.

Town Hall Annex

- KK provided an ATM edited version of Article 18 as marked by Advisory Liaison NG and FMD Director Joe McDonough for Town Hall Annex Design funds.
- The Committee reviewed the proposed budget and requested that legal fees be increased as a precaution and that while the design fee is high, it is within the nature of this project. Further, the Committee requested that the motion list PBC as the authority on behalf of the town and not the current proposed language.

New Business

- The Committee will look to hold their retreat on May 7th pending confirmations.

PBC Administrative Business

It was moved and 2nd to approve the minutes from 1/23/20, approved 4-0. DG abstaining.

It was moved and 2nd to approve the minutes from 2/13/20, approved 3-0. MK and MT abstaining.

It was moved and 2nd to approve the invoices as presented, approved 5-0.

The meeting was adjourned at 9:45PM

Respectfully Submitted,

Abbie La Francesca
Projects Assistant

Posted 3/27/20 12:05PM