

Permanent Building Committee

Meeting of April 27, 2023

Online Meeting 7:30PM

APPROVED

A duly called and posted meeting of the Permanent Building Committee was held via online mediums, 7:30 PM, April 27, 2023.

PBC Present: T Goemaat (TG), M King (MK), S Littlefield (SL), M. Tauer (MT), ~~Jose Soliva (JS)~~
Staff: S. Gagosian (SG), A. La Francesca (AL), D. Elliott (DE), G. Remick (GR), ~~M. Jop (MJ), D. Lussier (DL-Schools), J. McDonough (JM-FMD), Cricket Vlass (CV), Dave Cohen (DC)~~
Liaisons/Proponents: T. Ulfelder (TU-SEL), C. Mirick (SC-CM), W. Paul (WP-Advisory), ~~G. Smith (GS-Hardy)~~
Consultants: ~~J. D'Amico (JD-Compass), E. Sarazin (ES-Compass), J. Rich (JR-WT Rich), B. Paradee (BP-WT Rich), Z. Politano (ZP-WT Rich), A. Pitkin (AP-SMMA), R. Park (RP-SMMA), J. Williams (JW-SMMA), M. Dowhan (MD-SMMA), E. Mulligan (EM-SMMA), P. Rebuck (PR-SMMA), M. Reid (MR-SMMA), J. Hart (JH-SMMA), A. Iacovino (AI-SMMA), A. Oldeman (AO-SMMA), P. Ammon (PA-SMMA), M. Dion (MDion-SMMA), J. DeVito (JDV-SMMA), T. Pelletier (TP-SMMA), S. Yacko (SY-SMMA), J. Dombrowski (JD-SMMA), J. Badershall (JB-SMMA), M. Rice (MR-SMMA), P. Kleiner (PK-Schwartz Silver), S. Marshall (SM-Schwartz Silver), K. Laser (KL-Schwartz Silver), R. Lynch (RL-Shawmut), R. Joubert (RJ-Shawmut), J. Pollock (JP-Shawmut), L. Slaven (LS-Shawmut), Sam Hanna (SH-Shawmut), M. Jarvis (MJar-Shawmut), M. Alcorn (MA-Shawmut), K. Ho (KH-BETA), T. de Ruiter (TdR-BETA), A. Serrano (AS-Consigli), T. Robertson (TR-Consigli), M. Suscovich (MS-Consigli), M. Consigli (MC-Consigli), B. Barry (BB-Consigli), M. Boucher (MB-Consigli), N. Liu (NL-Schwartz Silver), J. Brenton (JB-IMEG)~~

Citizens Speak

- None

Town Hall Renovation

- GR updated the Committee on the construction start, all is going smoothly. Today a meeting with WFD/CodeRed took place on site where FA and Sprinkler shop drawings were reviewed and approved.
- Cricket Vlass did her final walk through of the site and removed brick pavers for use at other locations in town.
- SL asked if any people are showing up to use Town Hall, GR stated that a few have but Consigli has added additional cones and signage to discourage this. MK expressed appreciation to Consigli for provide good safety protection at the site.
- KL reviewed and presented the finishes for the project. Boards were delivered to FMD offices where they were available for review by the PBC. All Basis of Design finishes were submitted. Some brief discussion took place regarding specific items like the elevator finishes but the Committee agreed the boards were fine as presented. MT thought it was a very thoughtful process in these selections. One specific issue had to do with the color of the large de-stratification fans in the Great Hall and the Select Board area. Standard colors would be silver and SSA and JS felt a darker finish (bronze) would be more appropriate for these spaces. There would be an upcharge of \$1400 per fan to do this. The committee thought this cost was high compared to the overall cost of each fan. TG/MK asked for SSA to look into a possible alternate company to the specified fan, SSA will review and get back to the committee with both black and bronze options. TU also felt an alternative should be looked at. MT thought that maybe we upgrade only in the Great Hall (public spaces).
- GR presented the CodeRed contract for services representing WFD for an approval vote. The Committee had no comment.

It was moved by MT and 2nd by SL to approve the CodeRed contract in the amount of \$8,000.00 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 4-0 (TG, SL, MK, and MT).

Hunnewell School

- ES presented the OCO #4 in the amount of \$133,807.00. All items in this OCO were previously reviewed by the committee and there were no questions.

It was moved by MT and 2nd by SL to approve the OCO #4 in the amount of \$133,807.00 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 5-0 (TG, SL, MK, CM and MT).

- ES discussed the PCO memo with the only item to be reviewed was the adjusted controls scope for the kitchen area. The committee provided response to move forward with this PCO. A brief discussion took place with regards to the PE shower drain being missed by entire team and is a proposed change of up to \$10K. TG asked WTR if some possible sharing of the cost was possible due to CMR delivery model and the fact that everyone missed this item and why should the owner bear the entire cost? BP will review and report back. SL mentioned to not forget the shower curtain for this item.
- ES updated the Committee on the construction progress; continued progress on the exterior envelope, on the AVB and masonry, the windows have been started, and roofing is ongoing. FMD staff did a tour this week for familiarization of the building.
- ES presented the CodeRed contract for services representing WFD for an approval vote. The Committee had no comment.

It was moved by MT and 2nd by SL to approve the CodeRed contract in the amount of \$8,000.00 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 5-0 (TG, SL, MK, CM and MT).

- JD provided an update on FFE and updated the committee and discussed recently received current budget information on the FFE budgets with regards to furniture. Hunnewell budget increased by 20% and the Hardy budget increased by 32%. Both projects will be bid at the same time to try lock in costs and reduce escalation. JD presented similar increases on another project (Ashland ES) they are doing with similar budget increases from those set earlier in the design process. Both principals are reviewing these budgets and scrubbing to find where possible requests by staff have pushed the budgets higher. SL did express concern that we don't short-change the school furnishings. SL also asked what student count was being used in these budgets? JD stated that 24 seats per classroom were in the budget. TG asked if a value engineering process will be taking place? JD stated that this has already begun with WPS looking into possible cut backs on staff requests. JD discussed the timeline and said a final package will be presented and the next PBC meeting for a vote.
- TG asked what large packages are still left to bid and asked if technology still needs to be bid? JD confirmed this to be the case. TG expressed concern about how those numbers would come in.
- SG brought up the FMD FFE budget and asked what additional clarifications/input might be needed? MK did ask that small tools be clarified as well as the need for a scissor lift at both new schools.

Hardy School

- ES gave a construction update, sitework and utilities currently being installed. First concrete pour will be taking place on 5/3. SL asked about the last two houses being demolished? ES stated that National Grid is waiting on a permit from MassDOT.
- ES presented Shawmut's RTA's 8,9,10,12 and 13 and the Committee requested a breakdown of the Project Requirements scope which is within the drywall contractor's scope for review. JD outlined the reviews and back and forth with Shawmut to pair back some of the holds and allowances and that they and FMD are comfortable with where we have gotten to. TG asked if Shawmut could provide a breakdown of the project requirements budget and budget, JP will provide.

It was moved by MT and 2nd by SL to approve Shawmut's RTA requests and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 5-0 (TG, SL, MK, CM and MT).

- ES presented the CodeRed contract for services representing WFD for an approval vote . The Committee had no comment.

It was moved by MT and 2nd by SL to approve the CodeRed contract in the amount of \$10,000.00 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 5-0 (TG, SL, MK, CM and MT).

New Business

- The entire committee thanked Alex Pitkin from SMMA for his service to the town and wished him well on his retirement.

PBC Administrative Business

- SG/AL requested the committee vote on the transfer of funds as approve at ATM, the Committee took no exception.

It was moved by MT and 2nd by SL to approve the transfer of funds as per ATM approval. It was approved via roll call vote 4-0 (SL,TG, MK and MT).

- SG presented the meeting minutes from 4/13/23, the Committee took no exception.

It was moved by MT and 2nd by SL to approve the 4/13/23 meeting minutes. It was approved via roll call vote 4-0 (SL, TG, MK and MT).

- SG presented the submitted invoices.

It was moved by MT and 2nd by SL to approve the invoices as presented. It was approved via roll call vote 4-0 (TG, SL, MK, and MT).

The meeting was adjourned at 8:30 PM.

Respectfully Submitted,

Richard H. Elliott AIA, PMP

Project Manager

Meeting Documents

- Zoom info PBC April 27th
- Staff Summary Agenda 4-27-23
- PBC Invoice Sign Off 4-27-23
- 4-27-23 PBC Agenda
- Hardy SMMA - VIP WELL HARDY 2023.03 Mar-2
- Hardy Vertex - VIP WELL HARDY 2023.03 Mar
- PBC Minutes 04-13-23
- SMMA Hunnewell Invoice 0059091 4-27 mtg
- THI Haynes Mgt Inv 2023-59
- THI Haynes Mgt Inv 2023-60
- THI Project ENG23-0072 Package 000004230135 2023-04-13 10-56-39
- THI Temp Lease -Wayne Office Park LLC Invoice THI03
- THI WB Mason 237302240
- Vertex Hunnewell Invoice CPM 69-55 4-27 mtg
- 2023-0426 – Hardy School_CRC Signed Contract
- Hardy Construction Budget
- Hardy School_SDC RTA No.008_School Demolition 20230420

- Hardy School_SDC RTA No.009_Metal Panel 20230420
- Hardy School_SDC RTA No.010_Curtainwall 20230422
- Hardy School_SDC RTA No.012_Drywall 20230420 rev needed
- Hardy School_SDC RTA No.013_Millwork_20230422
- SBC Hardy Upham Feasibility Budget
- 2023-0426 - Hunnewell School_CRC Signed Contract
- Hunnewell - PCO Log 04.21.23 for 04.27.23 PBC Meeting
- Hunnewell Construction Budget
- Look Ahead Schedule (4.26.23)
- MEMO - PBC PCO Summary (for 04.27.23 mtg)
- OCO #004 - For PBC Approval 04.27.22 cover page (signed SMMA and WTR)
- PBC Hunnewell Design Budget
- PBC000041 – FY23 Project Funds Release – 4-28-23
- _PBC Projects - Total Expenditures Across Phases
- Library Interior Reno Construction Budget
- MSBS Construction Budget
- 4WLA 04-25-2023 – WTH
- 2002-THI-REFERENCE-Selected Finishes-IDWG_05_2022-05-26
- 2002-THI-Slides-PBC-16_2023-04-27_R2
- 2023-0426 – Town Hall_CRC Signed Contract
- PBC Town Hall Interior Design Budget
- THI Construction Budget