Meeting Minutes

Weston Permanent Building Committee

March 27, 2019

<table>
<thead>
<tr>
<th>PBC Members</th>
<th>Present</th>
<th>Temporary Members</th>
<th>Present</th>
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<tbody>
<tr>
<td>Walter Chaffee (WC)</td>
<td>Yes</td>
<td>Adrienne Giske (AG) Friends JST</td>
<td>Yes</td>
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<tr>
<td>Neil Levitt (NBL)</td>
<td>Yes</td>
<td>Sarah Rhatigan (SR) WAHT</td>
<td>No</td>
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<tr>
<td>Laura Mintz (LM)</td>
<td>No</td>
<td>Danielle Black (DB) Case House</td>
<td>Yes</td>
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<tr>
<td>Bob Ferguson (BF)</td>
<td>Yes</td>
<td>John Thompson (JT) WAIC</td>
<td>No</td>
</tr>
<tr>
<td>Jim Polando (JNP)</td>
<td>Yes</td>
<td>Tom Timko (TT) BSA Exp. Study</td>
<td>No</td>
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<tr>
<td>Gary Jarobski (GJ)</td>
<td>Yes</td>
<td></td>
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Others Present:

<table>
<thead>
<tr>
<th>Name</th>
<th>Affiliation</th>
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<tbody>
<tr>
<td>Henry Stone</td>
<td>Historic Comm.</td>
<td>Neil Diver</td>
<td>Resident</td>
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A meeting of the Weston Permanent Building Committee was held, as duly posted at 7:00 PM, at The High School Media Center. Called to Order at 7:10 PM

Public Comment:

- None.

Meeting Minutes:

- Meeting minutes for the February 20 meeting, with edits. Moved and seconded. Accepted unanimously.
- Meeting minutes for the March 13 meeting, with edits. Moved and seconded. Accepted unanimously.

JST Project:

- AG reported on the HNE discussions are on-going.
- AG noted that the HNE deed restriction input to Chris Houston needs to get to him soon to maintain a schedule for potential TM review in May of 2019.
- GJ noted that he continues to negotiate with all consultants (Except Wirth Assoc.) for additional fees. These additional fee requests are primarily due to the project delay.
- The project is scheduled to be requesting construction funding at TM in November of 2019.

Case House:

- GJ reported that he has completed the negotiation for structural changes PCO6 previously accepted by the PBC for a not-to-exceed cost of $80,000, to $61,000 and 10 additional days.
• DB presented the initial finish boards and samples, and noted the comments made by the school committee in their March 25, 2019 meeting.

• The following items were raised by the PBC:
  o Roof shingles are not acceptable, and ask the Architect to select a standard 3-tab shingle.
  o 50’s addition floor carpet tile is acceptable.
  o Elevator floor is acceptable.
  o Toilet room floor and wall tiles are acceptable.
  o Lobby floor tile acceptable.
  o Grand stair carpet runner is acceptable.
  o Overall the colors of the walls in the toilet rooms, Lobby and grand staircase are to dark and new recommendations by the Architect as requested.
  o The color palette includes too many shades of the same colors. Reduce the range of colors to one shade of each primary color selected.
  o Ceiling colors are generally acceptable.
  o The Lobby ceiling and walls create too dark of an overall feel, and we would like to lighten-up the scheme.

WAIC:

• TCO was obtained on March 7th.
• Substantial Completion is now estimated to be March 28th.
• GJ negotiating with NCC for Liquidated Damages, as the project is beyond the contract deadline.
• Outstanding issues include:
  o HVAC controls
  o Glass panels to form interior walls
  o Front stoop granite.
• GJ reported that the HVAC control system that has been installed is not in accordance with the specifications, has been reported to the contractor, and will be worked out moving forward.
• GJ and NL discussed the in-swinging front door with the Building Inspector, and an agreement was reached to leave the door in-swinging, with the caveat that if this becomes an issue in the future, the Building Inspector would like to option to revisit the decision. PBC noted agreement.

Field School PV Solar:

• BF noted his review of the standard Solect contract brings him to asking for more information on the following issues:
  o No early termination for convenience option
  o No release for Solect to gain access to the roof
  o No indemnification for the Town
  o Questions of why the credits are paid to Solect and not shared with the Town
  o More due diligence is needed of all the contract terms and suggests that Town Counsel weigh-in
- Why is a utility easement needed

Sustainability Committee:

- WC reported that the SC is planning a major energy audit program, but it is too early to get particulars.
- WC noted that the SC requested the PBC support of the MPV initiative. GJ distributed a letter that he prepared at the request of the SC addressing MPV support. PBC noted support of the GJ letter, and JNP to draft cover letter for PBC review at a later meeting.
- WC noted that due to conflicts with his work schedule, he can no longer serve as the PBC representative as a member of the SC. PBC thanked him for his efforts, and will request others to consider the open position. Option may be to have a current SC member act as a PBC liaison.

Capitol Project Planning:

- GJ distributed a spreadsheet for PBC consideration. Any and all comments to be sent to GJ only.

Next Meetings:

- The next meetings of the PBC will be held on Wednesday April 3rd and April 17th, starting at 7:00 PM, at the High School Media Center.

Meeting adjourned: 9:25 PM

Respectfully submitted:

James N. Polando-Chair/