

## Meeting Minutes

### Weston Permanent Building Committee

March 27, 2019

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

Others Present:

<b>Name</b>	<b>Affiliation</b>	<b>Name</b>	<b>Affiliation</b>
Henry Stone	Historic Comm.	Neil Diver	Resident

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:
  - Roof shingles are not acceptable, and ask the Architect to select a standard 3-tab shingle.
  - 50's addition floor carpet tile is acceptable.
  - Elevator floor is acceptable.
  - Toilet room floor and wall tiles are acceptable.
  - Lobby floor tile acceptable.
  - Grand stair carpet runner is acceptable.
  - Overall the colors of the walls in the toilet rooms, Lobby and grand staircase are too dark and new recommendations by the Architect as requested.
  - The color palette includes too many shades of the same colors. Reduce the range of colors to one shade of each primary color selected.
  - Ceiling colors are generally acceptable.
  - 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 7<sup>th</sup>.
- Substantial Completion is now estimated to be March 28<sup>th</sup>.
- GJ negotiating with NCC for Liquidated Damages, as the project is beyond the contract deadline.
- Outstanding issues include:
  - HVAC controls
  - Glass panels to form interior walls
  - 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 Solec contract brings him to asking for more information on the following issues:
  - No early termination for convenience option
  - No release for Solec to gain access to the roof
  - No indemnification for the Town
  - Questions of why the credits are paid to Solec and not shared with the Town
  - 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/