

Meeting Minutes

Weston Permanent Building Committee

May 23, 2019

PBC Members	Present	Temporary Members	Present
Walter Chaffee (WC)	Yes	Adriane 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)	No	John Thompson (JT) WAIC	Yes
Jim Polando (JNP)	Yes	Tom Timko (TT) BSA Exp. Study	No
Gary Jarowski (GJ)	Yes	Phoebe Beierle (PB) Sustain. Rep.	Yes

Others Present:

Name	Affiliation	Name	Affiliation
Phyllis Halpern	Historic Comm.	John Sayre-Scibona	DTI
Al Aydelott	Historic Comm.	Susan Brennan (SB)	Library Representative
Audrey Pepper	Library Trustee		

A meeting of the Weston Permanent Building Committee was held, as duly posted at 7:00 PM, in the Board of Selectmen's Room at the Town Hall. Called to Order at 7:00 PM

Public Comment:

- Phyllis Halpern invited the PBC to attend the SIOS presentation scheduled for June 4 at the Police Station.

Meeting Minutes:

- Meeting minutes for the May 9th meeting moved and seconded. Accepted unanimously.

WAIC:

- NL opened the discussion about the options for front stoop, noting that the temporary ramp was intended to be temporary.
 - NL noted that one option would be to replace the temporary ramp with continuous sloped granite with a slope of not more than 2%, in lieu of the initial design that includes sloped sides.
 - JT indicated that the library trustees have seen the temporary ramp and prefer it to be left in-place as the permanent solution.
 - AA noted that the ramp has a slope of 2.6% and therefore needs to be changed to a slope of less than 2%.

- SB stated that she is understanding that the WAIC cannot be rented or otherwise used by the public until the ramp issues is resolved and Certificate of Occupancy (C of O) is received from the Building Inspector.
- SB requested that a decision be made so the building can be used.
- GJ requested to confirm with John Field that the building can be used as intended with the current Temporary C of O.
- AG noted that a mortar bed for a granite stoop could be used, and requested that Henry Stone specify the mix.
- JNP noted that any changes to the granite stoop design would require redesign cost by the Architect, may open up other unforeseen issues, would require notification or re-filing for the variance that has been granted for the current stoop design, and is not in favor of making any changes to the design that is owned by contract, due to mistakes being made by the general contractor.
- A motion to instruct the contractor to provide the granite stoop design that is owned by contract and set it in a mortar bed, was seconded. Accepted unanimously.
- NL distributed a list of needs and open items generated by the library leadership. JT reviewed the list and agreed that many of the items are to be done by the WAIC group and are not part of the contracted work.
- JSS distributed an updated project budget sheet.
- JSS distributed a change order responsibility list indicating that approximately 1.5% of the change orders can be attributed to errors and omissions, well within the target of 3%.
- JSS presented PCO #67R to install pencil screens below the HVAC unit grilles in the amount of \$1,616.32 moved and seconded. Accepted unanimously.
- JSS recommended acceptance of PCO 65 for \$4,306.09, 66 for \$3,042.23 and 68 for \$2,845.21 as Not-to-exceed costs, pending ongoing negotiation with NCC, and that these PCO's along with PCO 67R be included in Change Order #14 in the amount of \$8,196.24 + \$11,809.85 for a total of \$20,006.09 as a not-to-exceed cost, to help expedite close-out of the project. Moved and seconded. Accepted unanimously.
- JSS distributed ASI #020R by LLB dated October 19, 2018 detailing the fence around the condenser pad. It has been noted that the fence is not in compliance with the details and NCC has been instructed to replace with a conforming fence system.
- JSS presented LLB invoice #25-1627 in the amount of \$11,366.38, moved and seconded. Accepted unanimously.
- GJ presented the DTI invoice W.28 in the amount of \$5,285.00, moved and seconded. Accepted unanimously.

Case House:

- JSS presented the roof shingle selection and color for the wall shingles, as proposed by the Architect. Accepted unanimously.
- JSS noted that the working group has agreed to "Golden Oak" for the lobby ceiling and interior window trim. Accepted unanimously.

- The condenser yard continues to be an issue and the working group is looking for ways to minimize the enclose area. JSS noted that GVW has preliminarily proposed an extra of \$9,000.00 to relocate the transformer conduits. Initial reaction is this is too much to spend for changing the conduit locations.
- JSS presented PCO #28 in the amount of \$6,319.49 for the framing and insulation in rooms 116 and 117, moved and seconded. Accepted unanimously.
- PCO # 26 for the door operator changes in the amount of \$550.80 moved and seconded. Accepted unanimously.
- PCO # 25 for the new subfloor in the 1950's addition in the amount of \$7,956.66 moved and seconded. Accepted unanimously.
- PCO # 24 for structural revisions in the amount of \$7,091.76 as a not-to-exceed moved and seconded. Accepted unanimously.
- PCO # 23 for the conduit chases in Rooms 105 and 204 in the amount of \$4,227.04 as a not-to-exceed moved and seconded. Accepted unanimously.
- PCO # 22 for deleting the electric fire alarm bell as a credit in an amount to be determined moved and seconded. Accepted unanimously.
- JSS presented MKA invoice #4733 in the amount of \$16,940.00, moved and seconded. Accepted unanimously.
- GJ presented the DTI invoice CH.23 in the amount of \$10,928.00, moved and seconded. Accepted unanimously.

Sustainability Committee:

- Field School Solar PV:
 - DB reported that the School Committee discussed the potential risks for placing solar panels on the roof, and agreed that the risk is minimal and PBC could proceed with finalizing the technical aspects with Solect Energy.
 - GJ reported that LM has reservations about moving ahead with a technology that may be somewhat dated, and tying up the roof for 20 years.
 - GJ reported that the contract comments raised by BF have been addressed by K-P Law.
 - A motion to move forward with Solect Energy to negotiate the proposed contractual language, as the next logical steps, seconded. Accepted unanimously.
 - GJ to verify that the gymnasium roof is structurally sufficient to support the proposed PV solar installation.
- PB noted that the Town has received a \$6,000 grant for studying utility usage in the public buildings.
- PB noted that the MVP grant and consultant are being finalized.

JST Project:

- AG noted that the HNE letter dated May 10, 2019 has been reviewed by BWA and negotiations to resolve the issues are underway.
- AG noted that the ZBA hearing will be sometime in June.

- AG reported that the WCL will be out of the JST on May 31st. as agreed to with the BoS.
- GJ will be assisting the Weston Historical Commission for removing or relocating any items remaining in the JST after May 31st.

Case Land Building Update:

- GJ reported that he had visited the site and talked with the site contractor that has been given permission to use the site for construction material storage and staging, and that they are not allowed to store materials in or directly adjacent to any of the structures.
- GJ showed pictures after the contractor complied with the request, and the structures are free of materials as requested.

Next Meetings:

- The next meetings of the PBC will be held on Wednesdays June 5th and 19th starting at 7:00 PM, at the Town Hall.

Meeting adjourned: 10:15 PM

Respectfully submitted:

James N. Polando-Chair