

## Meeting Minutes

### Weston Permanent Building Committee

November 6, 2019

<b>PBC Members</b>	<b>Present</b>	<b>Temporary Members</b>	<b>Present</b>
Walter Chaffee (WC)	Yes	Adriane Giske (AG) Friends JST	Yes
Neil Levitt (NBL)	Yes	Phoebe Beierle (PB) Sustain. Rep.	No
Laura Mintz (LM)	Yes	Danielle Black (DB) Case House	Yes
Ted Bascom (unofficial)	Yes	John Thompson (JT) WAIC	No
Jim Polando (JNP)	Yes		
Gary Jarobski (GJ)	Yes		

Others Present:

<b>Name</b>	<b>Affiliation</b>	<b>Name</b>	<b>Affiliation</b>
John Sayre-Scibona	DTI	Jennifer Warner	Library Director
Henry Stone	Historic Commission	Chris Jylkka	Sustainable Committee
Rachel Stewart	Sustainable Committee	Steve Watchorn	CBI
Jennifer Dos Santos	CBI		

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:**

- None.

#### **Meeting Minutes:**

- MM of 10/16/2019: Noted changes, and revision required prior to taking action.

#### **WAIC:**

- JSS reported that the front stoop granite has been installed, and there is a water retention/ponding issue right at the flat area in front of the door. This has been reviewed by LLB, and remedial action will be forthcoming. The granite supplier stated that the tolerances are within stone cutting standards.
- JSS noted that the DCAMM rating forms are in progress.
- GJ noted that all HVAC controls training of the WAIC staff has been completed.
- The laser cutter and 3-d printer exhaust system was presented and a motion to accept the proposal and include moving the manual dampers to locations where they will be more readily accessible and acceptable to the users to operate. Motion seconded. A/U.
- GJ presented the DTI invoice for \$665.00, M/S, A/U.

### **Case House:**

- JSS distributed an updated project budget.
- JSS presented the following PCO's for consideration and action:
  - PCO76 in the amount of \$5,766.19, for installing fir flooring in rooms 116, 117 & 120, M/S, A/U.
  - PCO 74, 75 & 77 for alternate floor materials included in PCO 76, M/S to reject. A/U.
  - PCO 57 in the amount of \$4,252.63 for spray foam in rooms 107 & 118 M/S, A/U.
  - PCO 67 in the amount of \$1,637.84 for additional framing at door 102B, M/S, A/U.
  - PCO 78 in the amount of \$14,573.25 for new wood flooring in Rm 203, partial in Rm 303, recessed thresholds and 200 Sf of floor patching, M/S as a not-to-exceed cost, A/U.
  - PCO 79 in the amount of \$1,401.79 to re-pipe the stairwell sprinklers, motion/second to reject as the work should not be a extra charge. A/U.
  - PCO 80 for replacing the brackets on the north door roof. DTI suggested no action as it has not been reviewed. M/S, A/U.
- JSS proposed that we consider changing handrail brackets from chrome-plated to brass, without lacquered finish. M/S, A/U.
- The Octagonal room painting is still an issue, and GVW has stated that a credit of \$17,000 has been offered by the painting sub-contractor. Alternate pricing for the finish work is being developed. The method of contracting for the work is to be determined at a later date.
- JSS presented the MKA invoice and recommended payment in amount of \$50,820.00. M/S. A/U.
- GJ presented a DTI invoice in the amount of \$15,408.75 M/S, A/U.

### **Sustainability Committee:**

- DB noted that the School Committee agreed that a solar PV array to the Field School roof is acceptable, pending approval by the PBC and mutually agreed upon contract language.
- GJ reported the Town Manager has requested town counsel to move forward with contract resolution of conflicting items in the Solect contract, and specifically asked that PBC notify him if we did not act favorably, so he could suspend the contract discussion.
- Rachel Stewart reported that the current opportunity would be to enter rate block 3 (as the first two blocks have been exhausted) which would result in a savings that is estimated to be \$644,821 over the 20 year contract life, or about \$32,000 per year. She stated that the school committee did not identify any risks by contracting the roof for this purpose.
- The PBC deliberations resulted in requesting if our Facilities Staff has the capability of maintaining the school and roof were the array installed. GJ responded in the affirmative. Further that the PBC responsibility is limited to the building and its maintenance. A motion to move forward with contract negotiations to properly protect the town, was seconded. A/U.

- GJ reported that the energy assessment project is moving forward. The Facilities Dept has made a first pass at the list and will forward to PB for refining into a reasonable implementation process.

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**JST Project:**

- AG reported that Chris Houston has a call with HNE to further the deed restriction discussions.
- AG reported that CPC approved of the construction phase funding request for \$12,960,000.
- GJ reported on the Eversource switch relocation efforts. Ongoing discussions with all parties.
- GJ presented invoices:
  - BWA # 171420 in the amount of \$37,396.00.
  - BWA # 171421 in the amount of \$21,110.00.
  - BWA # 171422 in the amount of \$18,696.00.
  - Wirth Associates in the amount of \$4,540.00.
  - CBI invoice in the amount of \$1,920.00
- Motion to accept all invoices/seconded. A/U.
- CBI and MKA construction phase fee requests were reviewed and considered higher than anticipated. GJ to continue discussions and negotiations and modify the scope to 1 PBC meeting per month for CBI, and MKA to be modified to a lump sum contract, with attendance at PBC meetings as requested by the PBC, for a fixed fee per meeting. Additional review of fees to at next PBC meeting.

**Next Meetings:**

- The next meeting of the PBC will be held on Tuesday November 19<sup>th</sup>, starting at 7:00 PM, at the Town Hall.

Meeting adjourned: 9:40 PM

Respectfully submitted:

James N. Polando-Chair