

Meeting Minutes

Weston Permanent Building Committee

January 11, 2017

PBC Members	Present	Temporary Members	Present
Dante Angelucci (DA)	Yes	Melissa Galton (MG) COA	No
Neil Levitt (NL)	Yes	Leslie Glynn (LG) Police Station	No
Josef Gazzola (JG)	Yes	Sarah Rhatigan (SR) WAHT	No
Bob Ferguson (BF)	Yes	Danielle Black (DB) Case House	Yes
Jim Polando (JNP)	Yes	John Thompson (JT) WAIC	Yes
Gary Jarobski (GJ)	Yes		

Others Present:

Name	Affiliation	Name	Affiliation
Katrina Angelucci	Student/monitor	Joel Agiolillo	Library Trustee
Brian Black	Resident	Henry Stone	Historic Commission

A meeting of the Weston Permanent Building Committee was held, as duly posted at 7:30 PM, at the Case House.

Meeting called to order at 7:30 PM.

Public Comment:

- None.

Meeting Minutes:

- Minutes of the 12/14/2016 moved and seconded. Accepted unanimously.

BSA Boiler Replacement:

- Project is complete and operational.
- GJ is requesting and additional service to add status monitoring of the domestic water loops to the BMS system. Price to be reviewed upon receipt and will be considered if within the initial boiler budget.
- GJ is requesting an additional service to complete some existing wiring clean up work and this will also be considered if within the initial boiler budget.
- Pay requisition #8, in the amount of \$513.00, moved and seconded. Accepted unanimously.
- Pay requisition #9, in the amount of \$342.00, moved and seconded. Accepted unanimously.
- Pay requisition #8, in the amount of \$23,000.90, moved and seconded. Accepted unanimously

Municipal Pool Renovations:

- GJ reported that three bids have been solicited by Chris Fitzgerald (Director of the Recreation Department) for the roof replacement.
- GJ reported that the electrical work is currently being bid.
- GJ reported that the well repair work is to be bid separately.
- JNP asked GJ to contact Chris Fitzgerald to have him attend the next PBC meeting to report on the project, as the project lead. This is requested to be a periodic presentation by Chris, as the PBC is responsible for the project as a capitol project using town funds. The report needs to include an overall project approach, cost and budgeting information, and schedule.

Rand House Roof Repair:

- GJ reported that the roof repair has been completed successfully, for a cost of \$4,300.00.

Proctor Field:

- Design is progressing. Discussion about exterior material for durability and maintenance. Brick or block is preferred. Split-faced block is not a preferred material.
- The Architect has submitted alternate layouts for consideration. DA requested additional reconsideration and offered to develop added potential layouts for incorporating a family toilet room and added potential storage.
- Wiring or conduit for security and communication to be included in the design.

Schools BMS System:

- GJ reported that the project is proceeding, but is behind schedule. Project was to be complete by 11/30/2016, and steps have been taken to expedite completion. No impact to buiding operation have been experienced, and is not expected.

OPM, WAIC/Case House Update:

- Refer to GJ update report (attached)

Next Meeting:

- The next meetings of the PBC will be held on January 25, 2017, February 1, and 15, 2017, starting at 7:30 PM. Meetings to be held at Case House.

Meeting adjourned: 9:30 PM

Respectfully submitted:

James N. Polando-Chair

Gary,

As a synopsis of work and actions to date which you may report on to interested parties:

1. LLB Architects acquired our contract for the Work on November 20th from Donna Vanderlock.
2. LLB acquired some initial proposed floor plan and elevation drawings from Weston and acquire the envelope assessment report from 2008. LLB utilized these drawings and massed out the 3 Dimensional computer model of this building in Revit (BIM).
3. LLB arranged for 2 all day site visits with the Architecture team. Engineering consultants on the team will examine existing conditions after some programming meetings have taken place.
 - a. During our first site visit on December 6th LLB verified measurements of the existing main level and took comprehensive photographic documentation of the existing conditions that could be reached without equipment.
 - b. During our second visit on December 14th LLB verified measurements of the existing basement level floor plan and observed and recorded window conditions and interior wall compositions.
4. We have since aligned these on site measurements with the computer model. Accurate existing floor plans of the Old Library are prepared and available to aid in discussions during our upcoming programming meeting with the client.
5. LLB created a potential project schedule for comment and discussion by client and/or OPM.
6. LLB has prepared space by space "programming discussion diagrams" which include a net area analysis to be presented and reviewed with clients at the first meeting.

We have currently slowed progress since December 23rd awaiting and looking forward to our first client meeting.

The majority of prep work that can occur prior to the first official meeting has been completed.

Regards,

Aimee Goodwin Lombardo, AIA