

Meeting Minutes

Weston Permanent Building Committee

March 16, 2022

PBC Members	Present	Temporary Members	Present
Teddy Bascom (TB)	Yes	Adrienne Giske (AG) Friends JST	Yes
Walter Chaffee (WC)	Yes	Phoebe Beierle (PB) Sustain. Rep.	Yes
Neil Levitt (NBL)	Yes	Tom Timko (TT) Elderly Hsg. Comm.	No
Vacant			
Jim Polando (JNP)-Chair	Yes		
Gary Jarobski (GJ)	Yes		

Others Present:

Name	Affiliation	Name	Affiliation
Chris Fitzgerald	Rec. Director	Tom Scarlata	Bh+a Architects

List of abbreviations:

A/U=Approved Unanimously

BWA=Baker Wohl Associates

CO=Change Order

CDs=Construction Documents

CBI=CBI Consultants

EHC=Elderly Housing Committee

HNE=Historic New England

M/S=Moved and Seconded

NTE=Not to Exceed

OPM=Owner's Project Manager

PCO=Proposed Change Order

SB=Select Board

T&M=Time and Materials

ToW=Town of Weston

WFD=Weston Fire Dept.

A meeting of the Weston Permanent Building Committee was held, as duly posted at 7:00 PM, at the Case House and called to Order at 7:00 PM.

Public Comment:

- AG requested that we all attend the Town Center Celebration scheduled for Saturday May 21st.

Meeting Minutes:

- March 2, 2022, with edits. M/S. A/U.

JST Project:

- AG reported seeing a crack in the Ballroom ceiling, and some issues with the Fire Stair door on the second floor. GJ to investigate.
- AG noted that a fifth restaurant has engaged with the Friends of the JST as a potential tenant.
- AG reported that 3 additional meetings between the Friends of the JST and the Town have taken place and progress is being made toward a lease agreement.
- GJ reported that a meeting with MOCC, the landscape contractor, Wes Wirth and himself took place and that 90% of the plantings have been secured for spring planting and the remaining 10% is scheduled to be secured by April 1st.

Memorial Pool Renovation Project:

- GJ distributed a memo dated March 16, 2022 from bh+a/Tom Scarlata proposing a new schedule for completion. The memo proposed a means to move the project ahead for consideration at Annual Town Meeting in 2022, without bids-in-hand due to the incompleteness of the drawings.
- After significant discussions and methods for getting the project to Annual Town Meeting in 2022 transpired, the risks for inappropriate cost estimating and inaccurate cost proposals being made to CPC and Town Meeting a motion to have bh+a develop a project cost estimate that includes all hard and soft costs with appropriate contingencies be developed before the scheduled March 21 CPC meeting and presented to the CPC, was seconded. After consideration the motion failed by a unanimous vote.
- A motion to recommend the project be scheduled for bid-in-hand in time for a Special Town Meeting in 2022 was seconded. A/U.
- PB discussed options for sustainability elements for the project and it was agreed that the only element should be adding solar water heating to the bathhouse building, as the buildings do not have space heating or air conditioning, only code required ventilation. It was also noted that all motors are to be premium efficiency and larger motors are to be VFD driven.

Middle School RTU Replacement:

- GJ reported that bids are due on 3/17/2022. No action by the PBC is required.

Brook School Apartments Tenant Storage Project:

- GJ reported that Tom Timko has decided to not bring the project to Annual Town Meeting in 2022.
- GJ distributed a project cost estimate to the PBC that was developed by the Facilities Group in conjunction with the design team and indicates a project cost of \$936,078. TT would like to consider cost savings and will discuss after the Annual Town Meeting with the project design team.
- Completed CD's will be available in about 4 weeks.

High School F Wing Roof Replacement:

- GJ reported bids are due April 6th.

Fire Department Study:

- GJ distributed hard copies of the RFP to be reviewed for final approval at the next PBC meeting and requested no discussion at this meeting. Any comments to be sent to GJ only.

Building Plaques:

- GJ presented a mock-up of a plaque based on discussions at the March 2nd meeting.
- The following stipulations for plaques should be:
 - All plaques should be 18" x 12" in a horizontal position.
 - The Town Seal is to be on all plaques.
 - The standard plaque should be similar to the Field School plaque in composition.
- GJ requested to redo the mock-up for the next meeting.

Invoices:

- GJ presented BWA invoice for the MSBA High School Roof project in the amount of \$26,640.00 and distributed a recommendation letter from P3 for approval. M/S. A/U.

Next Meeting:

- The next meetings of the PBC will be held on Wednesday April 6th and 20th, starting at 7:00 PM, in the Case House large conference room.

Meeting adjourned: 9:40 PM

Respectfully submitted:

James N. Polando-Chair