

Meeting Minutes

Name of Committee: Devotion School Building Committee

Meeting Date: 20 July 2016 Time: 4:00 p.m. Meeting Location: Town Hall Room 103.

Attendees: See attached sign-in sheets.

Next Meetings (tentative): 9 September 2016 and 30 September 2016 both at 8:00 a.m., Town Hall, Room 103.

Topic: Meeting Minutes – Motion to approve the meeting minutes of 4 May 2016 and 22 June 2016 and the notes of the interior design working group of 18 May 2016 and 22 June 2016. ***Unanimously approved.*** Approval of minutes of the Community Meeting of 8 June 2016 postponed.

Topic: Project Update

T. Guigli began by stating that the move of staff and operations out of the building is complete and was done on schedule. He commended school and town staff for a seamless and efficient execution of said move. Construction is underway, the main activities being mobilization, site clearing and preparation, submittals and shop drawings, utility enabling and hazardous materials abatement. Among other things, the project team is in the midst of trade contractor prequalification which is a prerequisite for bidding the work of the balance of the project. He noted a few inquiries had been received from neighbors and all have been responded to in a timely fashion. Some of the changes that have come of this interaction include the removal of some scrim on the construction fence at the intersection of Harvard and Stedman Street, adding benches outside the fence on Harvard Street and additional signage.

P. Lewis of HMFH Architects stated that two independent estimates have been done based on the 90% Construction Documents. An effort was undertaken to reconcile the differences between the two and the result is that, at least according to the reconciled estimate, the project is on budget. There are no further estimates planned before the balance of the project is bid. To that regard, HMFH and its sub-consultants are working on completing the design which consists mostly of detailing and quality control. In response to a question, Mr. Lewis stated the reconciled estimate still has a design contingency of about \$1 million as well as a hold for escalation. It includes the scope of work for irrigation that had been discussed at recent meetings.

Topic: 90% Construction Documents Submission

The 90% Construction Documents Submission is a requirement of the Massachusetts School Building Authority (MSBA). Said submission for this project was emailed to Building Committee members last week, according to T. Guigli. At the meeting today, a hard copy of the entire submission was presented by P. Lewis to the Committee for their review and approval.

Motion to approve the 90% Construction Documents Submission for the Edward Devotion School Project and to authorize the Owner's Project Manager (OPM) to submit it to the MSBA on behalf of the Edward Devotion School Building Committee.

Unanimously Approved.

T. Guigli encouraged all members of the Committee to continue their review of the 90% Construction Documents and submit all comments in writing to him. Town Departments have been similarly advised.

Topic: Exterior Design

D. Collins presented the exterior design progress by first presenting views of the building elevations, perspectives and axonometrics. Next she presented samples and pictures of the expanded metal mesh that is planned for the Stedman Street side of the building as part of the "green screen" of the parking garage. The Committee made no objection.

The discussion turned to the exterior cladding of pre-patinated copper veneer verses titanium zinc alloy (rhein-zink). Samples of the pre-patinated copper were offered to the committee showing the various shades available. HMFH is proceeding with the pre-patinated copper as the base bid in a shade that most closely matches the existing weathered copper on the building. The Committee made no objection.

Next, HMFH introduced samples of ipe wood which is proposed at certain locations around the building. It was agreed by all parties that the ipe would be specified as to be installed without stain.

Finally, HMFH presented the three "families" of brick samples by three different manufactures that will be specified in the bid documents. All are similar in that they are consistent with the design with respect to color and finish. However, they have subtle differences as they are by three separate manufacturers in keeping with the public bid laws. HMFH cautioned that any of the three, or an equal, may be submitted by the contractor. P. Lewis stated it is not advisable to "mix and match" the brick from different manufacturers for cost and other reasons. The committee took no exception to the brick selections.

T. Guigli noted the architect is tentatively scheduled to present the exterior design to the Planning Board at their meeting of 8 September 2016 in keeping with the requirements of the Zoning Board of Appeals (ZBA) decision on the project.

Topic: Other business

In response to a question of what project surprises may be lurking, P. Lewis of HMFH stated that one area of concern is what may be encountered as a result of all the planned excavation. Areas of adversely impacted soils have already been identified as a part of the planning and investigative work that took place earlier in the project. The true extent

of such matter may not be fully known until all excavation is completed as it is not feasible to sample the entire site prior to construction.

Meeting Adjourned at approximately 5:30 p.m.

Respectfully submitted,
Anthony Guigli
Owner's Project Manager

Devocommin072016.doc