

Permanent Building Committee
Meeting of January 13, 2022
Online Meeting 7:30PM

Approved

A duly called and posted meeting of the Permanent Building Committee was held via online mediums, 7:30PM, January 13, 2022.

PBC Present: D Grissino (DG), T Goemaat (TG), M King (MK), S Littlefield (SL), M. Tauer (MT)
Staff: S. Gagosian (SG), A. La Francesca (AL), D. Elliott (DE), G. Remick (GR), M. Jop (MJ), ~~J. Jurgensen (JJ-Library), D. Lussier (DL-Schools), A. Frigulietti (AF), J. McDonough (JMcD-FMD)~~
Liaisons/Proponents: T. Ulfelder (TU-SEL), M. Martin (SC-MM), C. Mirick (SC-CM), J. Levitan (JL-Advisory), ~~G. Smith (GS-Hardy), M. Robinson (MR-Library), A. Ferrer (AF-Advisory)~~
Consultants: J. D'Amico (JD-Compass), ~~L. Westman (LW-Compass), E. Sarazin (ES-Compass), J. Rich (JR- WT Rich), B. Paradee (BP-WT Rich), A. Ralphs (AR-WT Rich), A. Pitkin (AP-SMMA), J. Seeley (JS-SMMA), A. Iacovino (AI-SMMA), A. Oldeman (AO-SMMA), M. Dion (MD-SMMA), M. Dowhan (MD-SMMA), P. Kleiner (PK-Schwartz Silver), S. Marshall (SM-Schwartz Silver), R. Lynch (RL-Shawmut), R. Joubert (RJ-Shawmut), J. Pollock (JP-Shawmut), L. Slavin (LS-Shawmut), K. Ho (KO-BETA), T. de Ruiter (TdR-BETA), Joe McDonough (FMD) (Joe presented lighting in new business), P. Rebeck (PR -SMMA), M. Reid (MR-SMMA)~~

Citizens speak

- none

Middle School Building Systems

- SG provided update on work, list is down to kitchen items and a few HVAC/Commissioning items
- Requisition was reviewed and discussed, it was noted that Trimark is significantly behind in invoicing and that overall there will be significant GMP savings.
- Unemployment compensation costs were discussed for the clerk. The Committee decided to cover the expenses from the Project budget with the understanding that this action does not create a precedent for future projects.
- **Vote to approve Shawmut Requisition #10 in the amount of \$150,061.96 and authorize Stephen Gagosian to sign on behalf of the PBC. TG moved, MT seconded and voted unanimous 6-0 via roll call MT, SL, DG, MK, TG and MM.**

Town Hall Renovation (THI)

- SM presented PPT covering site work, exterior building changes, and interior exterior wall treatment options.
- Site comments by the Committee included careful consideration of mechanical equipment screening to park, research of EV charging stations, bike racks should be included in project, and color tinting of sidewalks.
- The existing exterior doors at the South entry to remain were discussed and the Committee was fine with the reasoning.
- DG inquired about formal signage to which SSA responded that there was an engraved name at the West Entrance and there was no precedent for a building sign on the South but will investigate a potential site sign.
- The Committee felt it was appropriate to review the presentation with the Historical Commission.
- SSA presented the interior brick treatment options with the recommendation to proceed with just stripping the brick, which is required to maintain the building health and eliminate moisture from being trapped in the exterior mass masonry. The Committee was concerned about the lighting levels and visual impact. SSA to investigate and present images as design and interiors are developed. The proponent was very supportive of this treatment and approach. The PBC supported this as the initial approach.
- DG & MT volunteered to participate on the interior design working group.

- GR presented proposed times for the CMR interviews and reported that Colantonio had withdrawn. Since Colantonio was scheduled for the first (6:35) slot on Monday, it was decided to keep all the interviews as scheduled but simply adjust the first night to start to 7:30pm.

Hunnewell School

- ES presented NTP (Notice to Proceed) to WT Rich for GMP amendment to the contract, the Committee had no issues and directed CPM to issue to WT Rich.
- Cash flows for billing purposes were reviewed for Hunnewell & Hardy to which the Committee had no issues.
- DG inquired if a submittal schedule had been issued by WTR, ES replied that a draft has been issued and is ongoing. Schedule will also track release and procurement information.

Hardy School

- MD presented site development progress set covering road changes, road gates, walkways, paving material, playground, and WFD Access. MD also previewed the schedule for permitting submissions and meetings.
- DG asked if gates are automatic, JD replied yes. The operation and configuration are still being studied.
- MT & MM expressed concern that the Hickory Road foot traffic would cross the road even without a crosswalk and requested that the area be studied to provide for the safest solution possible. SMMA stated that avoiding a mid-block crosswalk is the preferred practice.
- SL requested that the playground design consider the special program occupants and not be a literal copy of Hunnewell.
- MK noted the dumpster location is similar to Hunnewell, next to playground. MD replied this was necessary to provide FD access while providing a surface for a climbing wall on the playground side as a desirable feature. SMMA will study further and present at next meeting.
- Fence locations and materials were presented with an emphasis on the areas requiring opaque fencing. Per FMD fence materials must be durable and require little maintenance.
- TG asked if the small retaining walls to the North could possibly be eliminated, to which MD replied they would review but most likely were needed to create a flat area for FD access. SMMA will study further and present at next meeting.
- DG asked SMMA how they intend to solicit feedback, MD said they would resume study and return with information that is more detailed so the Committee may make informed decisions.
- AP reviewed the building design and the areas SMMA is studying as a preview to next meeting.
- JD discussed the commissioning agents assigned by the MSBA: Fitzmeyer & Tocci for MEP & 3ive for envelope. CPM has had experience with both and feels they are appropriate for the project. PBC may want to add some services based on the scope of the MSBA approach, TBD.

PBC Administrative Business

- Meeting Minutes from 12/16/21 were discussed.

It was moved and 2nd to approve the minutes as presented 4-0 via roll call vote (MT, DG, SL, & MK. TG abstained.)

- SG reviewed the submitted invoices to which there were no comments.

It was moved and 2nd to approve the invoices as presented. It was approved via roll call vote 5-0 (SL, TG, MK, MT, DG,).

New Business

- JM presented the High School Lighting and Central Fire Envelope cash capital projects and they were discussed both being over \$500,000. After discussion and review, the PBC decided to release both projects to FMD to manage.

- **Vote to release the High School LED Lighting and the Central Fire Station Envelope Projects to FMD to manage. TG moved, DG seconded and voted unanimous 5-0 via roll call vote. (TG, DG, SL, MK, & MT)**

The meeting was adjourned at 10:00 PM.

Meeting Documents

190698 - Wellesley MS - Requisition 10 - 1.7.22
MSBS Construction Budget
CM@Risk Interviews
2002-THI-Slides-PBC-2022-01-13 Draft-R1-3
PBC Town Hall Interior Design Budget
Select Board THI SD Approval 12.22.21
WTH Interior Finishes Report_BCA_092221_reduced
Hunnewell ES Notice to Proceed -WTR 220113 – FINAL
PBC Hunnewell Design Budget
Compass Invoice Cashflow Hunnewell Project
SMMA Hunnewell ES Project Cash Flow_CA-1-7-22
Wellesley Hunnewell - Full CA phase project Cashflow - 220107 draft
Commissioning Scope Procurement Memo 220107 Compass
Hardy ES_site plans_20220107
Hunnewell and Hardy Action item list 210309
SBC Hardy Upham Feasibility Budget
UEC - Hardy Amendment No. 1 for design and CA – 121521
011322_PBC Presentation_HS LED and Station 1 Projects_PBC Packet
HS LED and Station 1 Envelope Projects_PBC_010722
MSBS & Library FMD Transfers 12-8 to 12-26-21
MSBS FMD Transfer Service 12-1-12-7-21
MSBS Harriman Invoice 2111030
MSBS Harriman Invoice 2112035
MSBS NV5 Invoice - 14 -248499 – 122221
TH Reno FMD Transfer OT 12-1 to 12-7-21
TH Reno Schwartz Silver Inv 2002.01.05
TH Reno UEC Invoice #9314
WFL Interior - Tucker Inv 9139
WFL Interior - Tucker Inv 9142
WFL Interior - Tucker Inv 9143
WFL Interior - Tucker Inv 9144
WFL Interior Aquatic Environments INVOICE #19264
WFL Interior Johnson Roberts Inv C27
WFL Interior Johnson Roberts Inv C28
PBC Minutes 12-16-21 - Draft

Respectfully Submitted,
Stephen Gagosian
Design & Construction Manager

Posted 1/28/22 1:40PM