

Permanent Building Committee
Meeting of January 26, 2023
Online Meeting 7:30PM

Approved

A duly called and posted meeting of the Permanent Building Committee was held via online mediums, 7:30 PM, January 26, 2023.

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), D. Lussier (DL-Schools), J. McDonough (JM-FMD), A. Herbert (AH-FMD)~~
Liaisons/Proponents: T. Ulfelder (TU-SEL), M. Martin (SC-MM), C. Mirick (SC-CM), W. Paul (WP-Advisory), ~~G. Smith (GS-Hardy)~~
Consultants: J. D'Amico (JD-Compass), E. Sarazin (ES-Compass), ~~J. Rich (JR-WT Rich), B. Paradee (BP-WT Rich), Z. Politano (ZP-WT Rich), A. Pitkin (AP-SMMA), R. Park (RP-SMMA), J. Williams (JW-SMMA), M. Dowhan (MD-SMMA), E. Mulligan (EM-SMMA), P. Rebuck (PR-SMMA), M. Reid (MR-SMMA), J. Hart (JH-SMMA), A. Iacovino (AI-SMMA), A. Oldeman (AO-SMMA), P. Ammon (PA-SMMA), M. Dion (MDion-SMMA), J. DeVito (JDV-SMMA), T. Pelletier (TP-SMMA), S. Yacko (SY-SMMA), J. Dombrowski (JD-SMMA), J. Badershall (JB-SMMA), P. Kleiner (PK-Schwartz Silver), S. Marshall (SM-Schwartz Silver), K. Laser (KL-Schwartz Silver), R. Lynch (RL-Shawmut), R. Joubert (RJ-Shawmut), J. Pollock (JP-Shawmut), L. Slaven (LS-Shawmut), Sam Hanna (SH-Shawmut), M. Jarvis (MJar-Shawmut), K. Ho (KH-BETA), T. de Ruiter (TdR-BETA), A. Serrano (AS-Consigli), T. Robertson (TR-Consigli), M. Suscovich (MS-Consigli), M. Consigli (MC-Consigli), B. Barry (BB-Consigli), M. Boucher (MB-Consigli), N. Liu (NL-Schwartz Silver), J. Brenton (JB-IMEG)~~

Citizens speak

- None

Warren HVAC

- SG presented the updated proposal for IMEG and highlighted changes: reduction of \$40K overall cost, added BDA & window film design services, increase to weekly construction site meetings.
 - MK inquired if the space requires a BDA system to which SG responded he has Comtronics testing to ensure it rings out to the Fire Department's standards and will adjust based on those results.
 - DG raised if the rooftop equipment is visible which warrants DRB review to which SG responded that the rooftop well reaches 8 feet high shielding the equipment. SG will send a follow up email to DRB to confirm that they do not require review. TG asked if the engineer has confirmed VRF air flow success to which SG responded that it is a large space the footprint of the gym and DE added that they are taking a cooling tower out. SG will follow up with the engineer.
- SG presented the updated budget which is \$6K less on design and \$64K less on construction than was presented to advisory. He requested permission to email advisory the updated budget to support their Town Meeting vote. WP requested SG send along but expects the information to be sufficient for the report.

Town Hall Renovation

- GR indicated the project was progressing along moving through shop drawing review and turned over transition update to AL.
- AL provided an update: Town Hall schedule provided as communication tool to all Town Hall staff, existing space clearing materials (ZBA digitizing, metals rolloff recycling through RDF, upcoming borings), review of historic and building related items with Select Board, specialty items review (coin machine, ballot box, prep for deinstallation of Wellesley Media and hardwiring electrical, final negotiations for

Builder's Risk Insurance; new space lease is signed, layout under review, minor tours for functional feedback for business needs, there is sufficient space and storage, IFB for rental furniture bid within budget; IT decentralization moving and cutover ongoing.

- AL presented the moving proposal and requested authorization to move into contract with a NTE budgetary amount as she is confident that the cost will only reduce as the process progresses. Further, she noted that the additional services are not expected to be utilized and not included in the price.
- SL appreciated the context within the moving schedule and asked where the Select Board would be meeting during the construction period. AL responded that MJ is coordinating additional space for night meetings and online space bookings as approved by the departments housing those shared spaces. TU added that the Select Board will be participating where they are able to at least record sessions to make them available to the public if not live meetings (Room 8, TPC, Kingsbury, etc.)
- MT requested clarification on voting request regarding the moving contract to which AL responded that the committee could approve the proposal to move into contract as NTE following Town Counsel review or the reviewed contract can come back on 2/9 for an official vote. MT indicated that he was comfortable proceeding with authorization as presented.
- TG asked if the moving budget is over to which AL replied that the transition budget is overall under and the moving costs will also go down. GR added that on 2/9 the furniture contract will be presented as will the overall budget costs showing the lease, furniture, lease space construction costs are lower and within budget.

It was moved by MT and 2nd by SL to proceed into contract with Diamond Relocation in the amount not to exceed (NTE) \$46,500 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 5-0 (SL, MT, DG, MK and TG).

Hunnewell

- ES presented the ongoing PCO list and the request for approval to move forward with PCO 8050 for flowable fill drainage under duct bank work materials costs. The committee agreed to proceed.
- ES provided a general construction update: site work wrapping up, concrete slab complete, exterior framing and sheathing has started, interior MEP rough started, and AVB starting on Monday,
- ES requested a final decision on the mockup of three masonry mortar colors by the 2/9/23 meeting. The mockups are available now and BP requested to check in at the Vertex trailer when entering the site to view.
- ES presented the FF&E list for FMD.
 - DG asked about the extent to which items are being replaced and clarification if they were repurposed, etc. ES responded that there was a salvage list and this list is to supplement.
 - GR indicated that he can get an answer from FMD but that the list was fully vetted by FMD.
 - SL raised questions about the pricing of some of the items and if there is required sources such as state bid list.
 - MK requested further review of the list as some items may be carried in general maintenance.
 - JD responded that they will speak further with FMD to clarify need vs. want to have items.
 - SL if some of the choices were to stay in line with not using gas powered items to which AL responded that there was focus on eco-friendly items to support sustainability goals.
 - ES pointed out that they are within the allotted budget.

Hardy

- ES indicated that 5 out of 6 RTAs are signed (1-switchgear, 2-house demo, 3-concrete, 4-steel, 5 site work) and work is being done on RTA 6 for temp fencing.
- ES indicated that the Hardy Parent information zoom meeting occurred with limited questions.
- JD requested a date for a Neighborhood meeting. RJ indicated that tree removal is set to occur early March so the Committee chose to hold the meeting February 13, 2023 at 8pm.
- ES reported that the Abutter survey RFP and Testing and Inspection RFP were issued and expect recommendations forthcoming.
- MD provided reported out that the playground meeting yielded a good balance of incorporating risk level for the kids while inclusive. They are regrouping with ME O'Brien playground consultant to incorporate changes into 100% documents.
- JD reported that they are completing design to 100% and then out to bid.

- MM asked about preparation steps for a potential ATM request based on bid results. SL responded that a meeting just before Town Meeting may need to occur with Advisory for vote and WP confirmed that Advisory is prepared for that path.
- SL asked if the Committee was ok with the change in ceiling tiles to which TG and DG confirmed they are acceptable.

New Business

- MT requested a volunteer to serve as Vice Chair for the remainder of DG's term through June 30, 2023. **It was moved and 2nd to designate Tom Goemaat as Vice Chair effective March 1, 2023. It was approved via roll call vote 5-0 (TG, SL, MK, DG, and MT.)**

PBC Administrative Business

- SG presented the 1/12/23 minutes for review and approval, to which there were no comments. **It was moved by MT and 2nd by SL to approve the 1/12/23 minutes. It was approved via roll call vote 4-0 (SL, DG, MT, and TG), MK abstained.**
- SG presented the submitted invoices for review and approval. **It was moved by MT and 2nd by MK to approve the invoices as presented. It was approved via roll call vote 5-0 (MT, DG, SL, MK and TG).**

The meeting was adjourned at 8:24 PM.

Respectfully Submitted,

Abbie La Francesca
Assistant Project Manager

Meeting Documents

- Hardy Compass Inv CPM 74-45
- Hardy Mechanical Designs Maurice Inv #882
- Hardy SMMA Inv 58563
- Hunnewell Compass CPM 69-52
- Hunnewell Mechanical Designs Maurice Inv #880
- Hunnewell SMMA Inv 58562
- MSBS NV5 Invoice 291430
- PBC Minutes 1-12-23
- THI CoW Townsman Ad Gatehouse Media Inv 5189745
- THI Schwartz Silver Design Invoice 2002.01-17
- THI Schwartz Silver Design Invoice 2002.01-18
- THI Stephen Turner Cx Inv 4490
- THI Stephen Turner Cx Inv 4605
- Town Hall Mechanical Designs Maurice Inv #881
- 2023 01 26 PBC - Ceiling Slide update
- 230118 Parent Teacher Info Session_Wellesley ES_FINAL_01.17.23
- Hardy ES Pre-condition RFP_2030118 Wellesley
- Hardy School_SDC RTA No.006_Temp Fencing 20230119 – DRAFT
- ZBA 2022-67 Town-School Dept 294 Weston Rd-Hardy-final
- Hardy Construction Budget
- SBC Hardy Upham Feasibility Budget
- Hunnewell - PCO Log for 01.26.23 PBC Meeting
- Hunnewell Construction Budget
- Hunnewell FFE Requests_FMD_01102023

- Look Ahead Schedule (1.25.23)
- MEMO - PBC PCO Summary (for 01.26.22 mtg)
- PBC Hunnewell Design Budget
- THI Move Procurement Schedule
- Town Hall Reno - Owner Schedule
- PBC Action Item Summary - THI Moving Contract Vote 1-26-23
- THI Moving Diamond Submission Package
- PBC Town Hall Interior Design Budget
- THI Construction Budget
- Furniture Rental Bid Opening 1.26.23
- Consigli Staff Confirmation
- Revised Wellesley_ConsigliOrgChart
- THI Temp Lease Agreement_SIGNED
- 20230103 Wellesley Warren CD+CA Proposal
- Warren Replacement Unoccupied
- 1-26-23 PBC Agenda
- Staff Summary Agenda 1-26-23

Posted 2/10/23 9:05AM