

Permanent Building Committee
Meeting of January 27, 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 27, 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. Friguliotti (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), M. Dowhan (MD-SMMA), S. Yacko (SY-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), ~~M. Dion (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), Sam Hanna (SH-Shawmut), K. Ho (KH-BETA), T. de Ruiter (TdR-BETA)

Citizens speak

- none

Library Interior

- SG reviewed the project related sign costs for the larger sign project procured by the Library (that the PBC previously agreed to consider at the end of the project). The PBC agreed the additional costs were for project-related signage and should be covered within the project budget.
- MR and JJ thanked the PBC, SL and AL for their work on the project. MR and JJ wanted to specifically recognize and honor all of SG's exceptional work on the project that lead to its success.

Hunnewell School

- ES reviewed the abutters' existing conditions survey limit. The PBC asked for it to be revised so that if the 400-foot distance from the school (closest piece of the existing school) boundary line touches a building, then the whole building should be included. TG confirmed the PBC would like Compass to solicit bids for this work. JD later stated that a budget of \$25,000 had been established (though Compass used a recent contractor that was around \$12,000).
- ES asked for a PBC representative for the Community Update (potentially mid-April). MK was volunteered.
- ES stated the Landscape RTA is being reviewed and will be included in the next PBC packet.
- JL asked who is responsible if VRF systems don't work (for Hunnewell, Hardy and Town Hall projects). TG suggested AP take this back to his engineering group. AF asked about warranties for systems.

Hardy School

- AP reviewed the milestone schedule and work plan, including the Mass DOT meeting (2/3), the PSI application (2/25), and the DD pricing set (4/12).
- MD discussed the proposed 38-foot wide raised (bituminous) pedestrian street crossings at the ends of both Lawrence and Hickory. MD stated the solution displaces 4 or 5 cars that previously were shown queuing at these location, but cars can still be accommodated on-site. MM stated that the SC will be reviewing (but would probably also require crossing guards).
- MD discussed options for the intersection at the south of the site near the entrance. TG questioned the stop sign option as possibly creating issues. KH confirmed on-site stop signs can sometimes create safety issues. The SC will review and give feedback.
- MD reviewed the service area plan options. MD noted the dumpsters contain 2 garbage and 2 recycling containers. AP stated the future battery pad still needs to be reviewed. SL asked if the enclosure can be

- L-shaped, and was concerned about faculty monitor/vision to play area with dumpster blocking (can it be up against building?). SC to review.
- MD presented the original Hardy Master Plan program for play areas, including requirements for play for the skills programs.
 - MD reviewed the retaining wall at the North side of the school, stating adding a wall preserves trees as buffer. TG discussed its cost (and that facing and cap not in the budget yet) and asked if 3:1 slope shown can be steeper (2:1). MD responded a tractor can't navigate a steeper slope. DG asked if the wall affects drainage and MD said it does not. AP suggested the wall might be shorter and/or broken and limited to only where necessary. TG and DG preferred to save the trees with a steeper slope (2:1) and potentially use fabric and wild-flowers on the slope.
 - MD reviewed the lift-gates' electronic operator options. DG asked if staff is required to open/close gates; MD stated the intent is for the gates not to require manual operation. MM asked if teachers can over-ride gates to access Weston road during the school day from upper lot, and SL recommended not permitting cars to drive on the Eastern road (to Route 9) so the kid "campus" and safety is maintained during the school day.
 - MD reviewed perimeter fencing. TG asked why a chain-link fence is not used more around the perimeter. Headlights were stated as a reason for solid fencing (though TG pointed out the school is closed at night). MM asked if vegetation can create buffer zones for the neighbors to the East. DG pointed out long stretches of solid fence can get out of alignment over time and he would not like to "wall-off" the school from the community.
 - AP reviewed the DD plan adjustments. Kindergarten wing was squared-off. Media center's curved wall was squared off. AP stated that there will be a meeting with WPS on 2/2, and their input will be reported at next PBC meeting.
 - MR reviewed the exterior design concept and its response to site context: a school nestled in the neighborhood. Modifications increased transparency through the school and the prominence of the entrance (raise entrance that project out). MR discuss using lighter (calmer) brick color, overhangs/canopies with phenolic soffits, and colored window surrounds.
 - DG thought the entry was more welcoming, and the lighter touch of the folding elements was more appropriate (simplifies design). DG stated the brick color needs to be carefully reviewed and discussed, and there needs to be selective use of the panel systems on the exterior (for cost concerns).
 - TG questioned the multiple window systems on the building. DG asked SMMA to present more information on the proposed projecting window frames.
 - SL stated the intent is to make the school exterior design a "timeless" building. MM liked the limited use of the phenolic panels and the playful use of color, but shared SL's concern of the potential for the building to become dated if not done correctly.
 - JD introduced the updated project budget. VE will be priced in parallel to DD pricing. RL discussed the current budget variance. SH highlighted concrete, structural steel, masonry, roofing, and plumbing as higher cost items because of the current market. SH also compared the costs to the Hunnewell bids. BJ discussed they are tracking the long-lead time for materials (roofing, elevators, subgrade insulation) for potential early release packages.
 - TG concluded that there are very few costs on this project that the team can really affect (to keep the project at or below budget) besides the building skin and site.

New Business

- SG reviewed the draft Russo Barr design phase evaluation for the Library Roof. SG stated they were excellent. The committee was fine with submitting the draft.
- AL and SG raised a question from MJ as to whether the folders for Hardy could be shared with the Select Board. It was discussed and the PBC requested more information about what specifically is being asked.

PBC Administrative Business

- SG presented the PBC Meeting Minutes from 1/13/22 to which there were no comments. **It was moved (TG) and 2nd by (MT) to approve the minutes as presented 4-0 via roll call vote (SL, MT, DG, & TG).**
- SG reviewed the submitted invoices to which there were no comments. **It was moved (TG) and 2nd (MT) to approve the invoices as presented. It was approved via roll call vote 4-0 (SL, MT, DG, & TG).**

The meeting was adjourned at 9:57 PM.

Meeting Documents

Hunnewell Oracle SubEx Inv 100143460
PBC Minutes 1-13-22 - Draft
WFL Interior Transfer Sign Costs
01.14.2022 Schematic Budget Comparison
01.14.2022 UPDATED SD Estimate Wellesley Hardy School
2022 01 27 PBC – DRAFT
Hardy vs Hunnewell TB Comparison
Material and Equipment Lead Time Review 1.14.2022
SBC Hardy Upham Feasibility Budget
Wellesley Schedule-January 14, 2022 - LS
Hunnewell Abbutters - Existing Conditions Survey (2)
PBC Hunnewell Design Budget
Library Interior Reno Construction Budget
Library Interior Reno Design Budget
WFL Interior Transfer Sign Costs
WFL Signage Cost
WMS Auditorium Ceiling 1
WMS Auditorium Ceiling 2
RBA Design Eval
A3061BFC
infojet_check0
infojet_radio0
infojet_radio1
WFL Roof - Russo Barr Eval
Library Roof Replacement Construction Budget
MSBS Construction Budget
PBC Town Hall Interior Design Budget
1-27-22 PBC Agenda
PBC Invoice Sign Off 1-27-22
Staff Summary Agenda 1-27-22
Zoom info PBC Jan 27th

Respectfully Submitted,
Glenn D. Remick
Project Manager

Posted 2/14/22 3:00PM