

Permanent Building Committee
Meeting of February 25, 2021
Online Meeting 7:30PM

Approved

A duly called and posted meeting of the Permanent Building Committee held via online mediums, 7:30PM, February 25, 2021.

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. Jurgenson (JJ-Library)~~, D. Lussier (DL-Schools)
Liaisons/Proponents: ~~M. Freiman (MF-SEL)~~, J. Levitan (JL-Advisory), S. Gray (ShG-SC), M. Martin (MM-SC), C. Mirick (CM-SC), T. Ulfelder (TU-SEL), ~~G. Smith (GS-Hardy)~~, ~~M. Robinson (MR-Library)~~
Consultants: J. D'Amico (JD-Compass), L. Westman (LW-Compass), J. Rich (JR- WT Rich), B. Paradee (BP-WT Rich), A. Pitkin (AP-SMMA), K. Olsen (KO-SMMA), A. Iacovino (AI-SMMA), ~~P. Kleiner (PK-Schwartz Silver)~~, ~~S. Marshall (SM-Swartz Silver)~~

Citizens speak

- None

Hunnewell

- AP indicated that the team participated in a technology meeting relative to Town connectivity and grid system and the next working groups will look at support furniture and specialty spaces.
- TG inquired about the intention of the removable wall between the cafeteria and gym to which AP responded that schools use this for an overflow space for staging, community events such as parent nights, science fairs, and other events. TG requested a plan showing auditorium style seating at a future meeting.
- SL confirmed that, while the classroom renderings were showing 18 students, the rooms may support the maximum of 24 at a time to which KO confirmed they can fit 24 students.
- AP presented concepts which will be next shared with educators to verify programming such as innovation lab cabinetry and shelves as well as music room layout and storage.
- SL inquired about seating capacity in the gym as it relates to available parking to which ShG responded that this was discussed at the SBC and the intention is to make it purposely low as not to tax adjacent parking lots.
- AP presented images of the storage room wall near the entry adorned with variegated height and depth wood reeds, simple panels with different depths, and porcelain and ceramic tiles. The Committee preferred tile with some of the dynamism of the wood reed option.
- The Committee indicated that they would like to be engaged in the color pallet selections but will determine the extent at a future time.
- KO requested PBC presence at the 3/9 DRB meeting to which DG indicated he would participate.
- JD presented additional costs to be incurred for restaking wetland flagging and the Committee agreed for it to be rolled into a contract amendment

Hardy

- JD presented options for Geotech borings, additional geoprobes, and additional geoenvironmental testing to which the Committee agreed to proceed with the geoprobes, borings, and testing given that pre-characterization of the soil is not yet initiated. TG noted that the scope should not include environmental classification since once discovered a time limit would be triggered for removal. This should be done after the Town has approved and funded the construction of the project.
- JD presented recommendations from the subcommittee for the top CM at risk candidates and requested direction on whether to interview 3 or 5 firms.

It was moved and 2nd to move forward the top five firms for the RFP and interview phase as recommended by the subcommittee, it was approved via roll call 6-0.

- JD presented an option for a March construction start to be part of the RFP package to which the Committee agreed to include both schedules and see what the CM candidates propose in the RFP and interview process.

MSBS

- SG presented RTAs as reviewed by TG and SG for concrete flatwork, signage, and duct cleaning.

It was moved and 2nd to approve the RTAs as presented and authorize SG to sign, it was approved via roll call 6-0.

- SG provided an update that a candidate for the clerk position has been chosen for the project and presented his resume. The team will have further discussion about hiring process and approvals.
- SG presented metal panel options for the mechanical roof enclosure and recommended sandstone as it is lighter and complementary to the brick to which the Committee accepted.

Town Hall Interior

- GR presented a draft of the Town Hall Interior presentation for Town Meeting and requested feedback or changes from the Committee. Highlights of the presentation include noting the historic and iconic structure's continuation from the outside to the inside in order to right size program space and make the building more accessible and functional to the community and staff. MF reiterated that the project is to bring a 136-year-old building up to standards for day and night government and are not presenting any piecemeal variations as it would not deliver the intended objectives. The Committee gave feedback with a focus on the project need and approach. GR to continue working with DG & MT to refine the PPT.
- The budget was reviewed with no further comment.

Town Hall Envelope

- SG provided an update on warranty items where the roof staining will be addressed relative to weather conditions and the windows are functional.

New Business

- None

PBC Administrative Business

It was moved and 2nd to approve the 2/11/21 minutes as presented, it was approved via roll call 4-0.

It was moved and 2nd to approve the 2/18/21 minutes as amended, it was approved via roll call 5-0.

It was moved and 2nd to approve the invoices as presented and to have SG sign on behalf of the PBC, they were approved via roll call 5-0.

The meeting was adjourned at 10:29PM.

Meeting Documents

- Staff Summary Agenda 2/25/21
- Hunnewell Environmental Partners Inv 0920226
- MSBS SubEx Extension Oracle Inv # 8559355
- PBC Minutes 2-11-20 Draft
- PBC Minutes 2-18-20 Draft
- CM Selection Slides_PBC meeting 210225 draft rev2
- Wellesley Hardy Elementary School CM RFP 210223 draft rev4 clean
- SBC Hardy Upham Feasibility Budget 020921
- 2021-2-25 PBC-Interiors Review FINAL
- 2021-2-25 PBC-Interiors Review FRIDAY DRAFT
- PBC Hunnewell Design Budget
- SBC Hunnewell Feasibility Budget
- 20_Wellesley MSBS_Signage
- 21_Wellesley MSBS_Concrete_Rev1
- 22_Wellesley MSBS_Ductwork Cleaning
- Peter D Cox Resume 2020.pdf
- MSBS Construction Budget
- MSBS Design Budget
- THE Warranty
- Town Hall Envelope Construction Budget
- Town Hall Interior Renovation 2.23.21

Respectfully Submitted, Abbie La Francesca, Projects Assistant
Posted 3/12/21 10:45AM