

Permanent Building Committee

Meeting of March 9, 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, March 9, 2023.

PBC Present: T Goemaat (TG), ~~M King (MK)~~, S Littlefield (SL), ~~M. Tauer (MT)~~, Jose Soliva (JS)
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)~~, Cricket Vlass (CV), Dave Cohen (DC)
Liaisons/Proponents: T. Ulfelder (TU-SEL), 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

MSBS

- SG presented Shawmut Requisition #17 (Final) which included the additional work from the warranty walk-through and correction of a clerical error from Requisition #16. The Committee discussed and decided it was appropriate to pay the entire requisition.
- **It was moved by TG and 2nd by SL to approve Shawmut Requisition #17 in the amount of \$27,887.33 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 3-0 (SL, JS, and TG).**

Town Hall Renovation

- SG presented the leveling sheet from the materials testing companies and recommended awarding the contract to Yankee Engineering & Testing. The Committee agreed, SG will return with a contract based on unit prices.
- SG presented the contract for Hill International to provide clerk of the works services, the Committee discussed and agreed to proceed.
- **It was moved by TG and 2nd by SL to approve the contract with Hill International in the amount of NTE of \$339,648 based on the contract duration utilizing a 40-hour work week @ \$122/hour and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 3-0 (SL, JS, and TG).**
- AL gave an update of moving activities including: historical items, IT Dept. moving, basement clean out, and Weights & Measures cabinet. AL also updated on builder's risk insurance and stated the process has been drawn out with lagging responses from Cabot. She was confident that the policy will be in place in time but that review period would be limited. SL requested the list of historical items.
- GR presented the data cabling contract to which the Committee had no questions.

- **It was moved by TG and 2nd by SL to approve Inspired Technology's contract in the amount of \$32,358.25 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 3-0 (SL, JS, and TG).**
- GR presented CORT Building Services contract for swing space furniture rental. The Committee had no concerns.
- **It was moved by TG and 2nd by SL to approve the CORT Building Services Contract in the amount of \$58,085.98 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 3-0 (SL, JS, and TG).**

Hunnewell School

- ES presented the PCO memo for a head nod.
 - PCO 8056R for walkway changes, TG inquired what prompted this and ES replied it was to provide an accessible path from the Kindergarten classrooms to get safely to other CR pods at the exterior if snowbanks are present. Otherwise they could be isolated, the two other CR pods do connect.
 - The committee agreed to proceed.
- ES gave a project update and that MEP, Masonry, Metal Framing, & Stairs were ongoing
- ES presented the potential change involving technology at the Learning Commons teaching wall. Joe Hutton had reviewed the mockup and generated a list of deficiencies such as conduit sizes and locations. Due to steel framing to accommodate windows above the displays alternate routes are needed to get to ceiling plenum space. A final meeting will be held Friday to generate a PR for pricing. TG asked why wasn't this designed to avoid the glass. JS suggested that this was part of the mockup process and that items missed in design are picked up at this point. TG requested that it be made clear what we own and what is additional when the PCO is generated. ES said due to the time sensitivity that they would be asking MK & SG to review and approve.
- Requisition #13 was presented. TG asked why is line item 74 being completely expended at this time. BP replied that it was for fuel cost overage which absorbed this allowance and that other fuel cost overruns would be drawn from winter conditions. BP felt confident that there was more than enough money available due to the mild winter weather. TG inquired about the daily work force, BP offered that it was around 60/day. TG asked about weekend work, BP stated that they're working about 80% of Saturdays so far and that most of this was already in the sub's scope.
- **It was moved by TG and 2nd by SL to approve WT Rich Requisition #13 in the amount of \$4,027,749 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 4-0 (SL, JS, CM, and TG).**
- JS inquired about the next project milestone, BP stated that the building should be closed in in a couple of weeks
- The sun baffles at the front entry were reviewed to update the Committee on the delegated design and the doubling of brackets, JS stated as long as AP was satisfied with the durability that he was ok with it.

Hardy School

- JD updated the Committee on the filed sub trade bid results which came in over budget, partly due to the MM sub SJM withdrawing their bid for a mathematical error. This increase the cost by approximately 300K to the next lowest bidder Quinn Brothers. TG inquired if we could use a similar strategy as the elevator now that there were two bids but JD thought we could not because we had received 3 bids to begin with but he will investigate to be sure. There was a discussion about bidding ranges and the need to ensure scope with the low bidders to avoid changes. TG & JD both stated that for filed sub bidders either you own it or you don't. This cannot be negotiated similar to non-trade subs. JD stated that the non-trade descopes were ongoing and committed to a draft GMP for the next meeting to enable the Committee to decide about an additional funding request at ATM.

- JP reported that the building permit had been issued today and that the Historical Commission had determined that a review was not required for the demolition of the three houses. He expects WL French to resume activities next week which will include site cleanup and soil stripping.
- JD stated that additional soil testing is required to determine the extent of the lead contaminated soils presently being analyzed. TG requested that an order of magnitude of cost be ready for the next meeting to enable the Committee to account for that expense in the budget.
- MJ discussed the strategies of available funds transferring to the project and that Sheryl Strother felt there was no pressing need to address at this ATM due to bonding schedule and approach. TG expressed concern about the project contingency and felt the PBC would need committed funds in case there was a large draw down on the contingency, reiterating that we have lead soil of which the risk is unknown. MJ and SS to be present at next meeting to discuss strategies and available funds.
- The landscaping changes were discussed and the Committee raised concerns about the expansive hardscape at the building entrance plaza. Possible planting solutions were discussed but CV expressed concern as to the viability of this approach considering the Southern exposure. CV also stated that there is already some 4,700sf. to maintain which is a very large amount of maintenance considering the undergrowth needs maintenance every 2-3 weeks. She was also concerned that this area would be subject to abuse.
- DC mentioned that some hardscape elements could be considered. MD offered that benches may be a possibility but they would add cost to the project. SL suggested that the PTO might do something in this area whether planting or hardscape.
- MD suggested the use of boulders to help relieve the expanse of the plaza. CM was concerned about snow removal.
- TG stated that whatever is done that the Committee is in no position to add cost to the project. The consensus was to keep looking at this area and consider something other than planting.
- JD mentioned that this would have to be resubmitted to the ZBA.

New Business

- None

PBC Administrative Business

- SG presented the submitted invoices.
- **It was moved by TG and 2nd by SL to approve the invoices as presented. It was approved via roll call vote 3-0 (SL, JS, and TG).**

The meeting was adjourned at 9:04 PM.

Respectfully Submitted,

Stephen Gagosian
Design & Construction Manager

Meeting Documents

- Hardy ES- Sub Bid Table Bid#2- FSB results_230306_preliminary
- Hardy School_SDC RTA No.007_Elevator 20230302 Executed
- Hardy tracking GMP Letter_230308
- SMMA - Sun Baffles Update
- Hunnewell - PCO Log (03.02.23 for 03.09.23 PBC Meeting)
- Hunnewell - Requisition #13 - February 2023
- MEMO - PBC PCO Summary (for 03.09.23mtg)

- 190698 - Wellesley MS - Req 17 - 02.28.23 – Signed
- 190698 - Wellesley MS - Req 16 - 08.17.22 – Signed
- Town Hall Reno - All Staff Update 3-2023
- 2743 Wellesley Town Hall Buysheet 3.3.23
- Inspired Final Proposal 2.22.23
- THI Furniture Rental Contract- FINAL 3.10.23
- Town Hall Clerk Contract Final signed by Hill only 030223
- Town Hall Testing Leveling Sheet
- 3-9-23 PBC Agenda
- PBC Invoice Sign Off 3-9-23
- Staff Summary Agenda 3-9-23
- Hardy - MLP Invoice 49898
- Hardy Shawmut Req #15
- THI Schwartz Silver 2002.01.19
- THI Temp Lease - Haynes Mgt Invoice THI01

Posted 4/14/23 10:00AM