

Permanent Building Committee
Meeting of March 10, 2022
Online Meeting 7:30PM

Approved

A duly called and posted meeting of the Permanent Building Committee was held via online mediums, 7:30PM, March 10, 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), E. Sarazin (ES-Compass), ~~P. Cox (PC-Compass)~~, ~~J. Rich (JR-WT Rich)~~, B. Paradee (BP-WT Rich), A. Pitkin (AP-SMMA), J. Seeley (JS-SMMA), ~~M. Dowhan (MD-SMMA)~~, E. Mulligan (EM-SMMA), P. Rebeck (PR-SMMA), M. Reid (MR-SMMA), J. Hart (JH-SMMA), A. Iacovino (AI-SMMA), A. Oldeman (AO-SMMA), P. Ammon (PA-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 Ruitter (TdR-BETA), S. Yacko (SMMA), A. Serrano (AS-Consigli), T. Robertson (TR-Consigli)

Citizens speak

- none

Library Interior

- SG presented Nadeau Change Order #6 for a final reconciliation subcontractor credit.
- **It was moved and 2nd to approve Nadeau CO #6 in the amount of \$-2,058.05 and authorize SG to sign on their behalf. It was approved via roll call vote 3-0. (SL, DG, TG.)**

Middle School Building Systems (MSBS)

- SG presented the Certificate of Substantial Completion for the project for a vote of acceptance. DG asked about remaining balances on the schedule of values to which SG responded that the accompanying monetized punch list is an accurate representation of remaining items and he expects credits to be issued forthcoming. TG confirmed the date of substantial completion and the beginning of the warranty period, per the document, to be September 28, 2021 to which SG verified and added it was the date of final inspection on the kitchen.
- **It was moved and 2nd to approve the Certificate of Substantial Completion for the MSBS project as presented for the date of September 29, 2021 and authorize SG to sign on their behalf. It was approved via roll call vote 4-0 (SL, DG, TG, MM.)**

Town Hall Interior

- GR introduced DE to summarize the Commissioning Agent procurement process. DE indicated that they received 9 submissions for the RFQ, that the reviewers scored and recommend forward the top three for RFP submission. Stephen Turner, NV5, and RW Sullivan will be provided a basis of design and DD package to develop their proposals. DE did not expect to need to go to interviews and requested the Committee approve the 3 semi-finals as presented to the RFP phase.
 - **It was moved and 2nd to approve the 3 semi-finalists as presented to move to the RFP phase. It was approved via roll call vote 3-0 (SL, DG, TG.)**
- GR presented the Consigli GMP contract for review and approval including authorization of pre-con services. TG asked if there had been any significant changes to the contract since their previous review to which SG responded that there had been minor items pertaining to subrogation which Town Counsel and Consigli's counsel reviewed and resolved.

- **It was moved and 2nd to approve Consigli's GMP contract for Precon services dated March 10, 2022 in the amount of \$98,590.00 and authorize SG to sign on their behalf. It was approved via roll call vote 3-0 (DL, DG, TG.)**
- GR presented Schwartz Silver's proposal for FF&E services.
 - DG requested attention be paid to saving items with a specific connection to the building to which GR reported that FMD staff would be conducting an inventory the following week and would include this request in their review.
 - TG asked about anything which is not covered in this proposal to which GR and PK responded that built ins and casework are separate.
 - SL asked about electronic wayfinding, plaques, and large items such as the tables in Juliani to which PK responded that the electronic wayfinding is in the AV budget and GR responded that the plaques and historical items will be catalogued and evaluated, and some furniture will be reused or re-homed where possible.
 - The Committee approved the request to move the proposal into an amendment which will return for voted approval.
- SM shared that the interior working group has continued to meet and it has yielded good guidance on finish and function of Juliani and the Great Hall. Upcoming meetings will look into the lobby and other meeting spaces. TG asked if SSA was making modifications to the DD drawings based on feedback in the interior working group sessions to which SM responded that they are and the results will be shared with the PBC.
- SM provided an update that he would like to submit the MHC submission following FMD review if the Committee had no objections to which they did not.
- SM indicated that the DRB submission would be affected by potential VE items and that they would proceed once they have decisions on those VE items.
- SM presented the reconciled estimate for the project and what items were drivers for the increase such as: AV budget folded into construction budget, market conditions for items such as drywall, HVAC & electrical, staging needed, underpinning as recommended by Consigli, and phase details such as wood paneling. SM added that some of these items since the pricing have been pulled back with many being reviewed for VE, and he does not believe that the increases are due to scope creep.
 - AS introduced Consigli's estimator TR to provide further detail and field questions on the estimate. TR listed that the cost of the generator, distribution equipment, lighting package, and AV items were major cost drivers.
 - TG asked about specific item variances with scaffolding & bracing, wood and plastics, and HVAC numbers to which TR responded to each indicating moves between categories more so than actual item increases.
 - TG asked TU as liaison for the proponent if he was comfortable with the new estimated cost to which TU responded that it is their intention to both reduce costs where possible while ensuring that they meet their programmatic commitment of a 50 year building. TU added further that they are tasked with both fiscal responsibility and being conscious of the environment for municipal employees and citizens visiting.
 - SM added that there are several thoughtful VE discussions occurring which will provide reductions being reviewed in the upcoming weeks.
- GR indicated that a Select Board vote in order to conclude the DD phase is important to occur in March to keep on schedule to which TU and MJ responded that they will work on getting the vote in front of the Board.

Hunnewell School

- JD provided a summary of the project including that submittals continue to progress, the neighborhood update is penciled in for May 3rd with MK confirmed as the PBC representative, and an abutter survey proposal will be presented for their review in an April meeting.
- JD presented W.T. Rich's Amendment #2 for a shift in expenditures within the GMP to cover the increase of Sr. PM hours on the project.
 - **It was moved and 2nd to approve W.T. Rich's Amendment #2 in the amount of \$0 and authorize SG to sign on their behalf. It was approved via roll call vote 4-0 (SL, DG, MM, TG.)**

- JD presented W.T. Rich's Pay Requisition #1 for approval.
 - **It was moved and 2nd to approve WT Rich's Req #1 in the amount of \$202,589.00 and to authorize SG to sign on their behalf. It was approved 4-0 (SL, DG, MM, TG.)**
- JD requested approval to proceed with the updated site signage as presented. SL requested using one exterior view and TG was interested in seeing the front door somewhere in the rendering. JD and AP indicated they would bring another version back for approval.

Hardy School

- JD reported that the MSBA signed agreement has been returned.
- AP reported that they continue to work with the school district leaders on design development and introduced SY to provide updates to program areas.
- SMMA provided updates on interior design direction with emphasis on natural light, ability for floor play
 - SY - Art: exposed ceilings- Acentec to provide acoustic consultation, privacy & solar shades needed, open and closed additional shelving, and magnetic/writable surfaces, reduced 1 sink in kiln room
 - TG asked why there was no ceiling to which AP responded that they can add acoustical elements.
 - SL requested that if acoustical panels are used on wall surfaces they should have the ability to display art as well.
 - MR-Art outdoors: Using arranged found stones, Wi-Fi access, and the wall to the mechanical space doubling as an art surface, they form an outdoor art space.
 - SL asked if this was new to the program and MR responded that it was an opportunity to identify space for teaching. SL recommended considering this be done at the trash enclosure which can double as a place to play ball while avoiding potential mischief from an art surface in a secluded space during after-hours.
 - DG requested that the art wall be a changeable inset for flexibility over time and that materials other than brick and CMU be considered.
 - SY – Music: multi-use space for band, instrument instruction, and chorus. The space includes risers, punched windows which overlook the cafeteria and may require some translucent privacy shading for distraction, skylight, low open shelving for large instruments, and acoustic panels used.
 - DG asked about code issues for the sill height to which AP responded that it would be tempered glass and is preferred feature for young children on the floor.
 - SL asked about the size of the room to which AP responded that it is a combined space based on MSBA guidelines which serves as a small group learning space.
 - TG asked about the necessity for 2 sinks in that space to which JD replied that it is required by current guidelines and includes 1 traditional and 1 ADA sink each.
 - SY- Innovation Space: space is open and flexible, furniture is movable, additional storage added, all sides shopping style access to materials.
 - SY-Kindergarten windows: The sill height in the K rooms were adjusted 2' to create more visibility for young students.
- MR provided an update on exterior façade development with materials and patterning. He shared a combination of fascia color, phenolic paneling, and wood mullions which are repeated around the building. In addition, he should how the brick basket weave pattern would be used at the main entry vertical wall, infill panels at windows, and on the large gym wall.
 - DG indicated that the texture approach is good so long as it is not an added premium of cost. He expressed that the framing of the canopy feels tenuous and out of place with the strength of the façade in the area.
 - SL asked about a slide with an outdoor classroom and MR responded that they are exploring a raised platform with weatherproof decking.
 - MM thanked the design team for their efforts to break down the vast gym wall as it was needed to which DG added that they could do so further with small changes such as not continuing the articulated brick to the bottom creating a band across the top with the sill and the bottom with the brick. MR responded that they will continue to study.
 - DG complimented the more controlled use of phenolic panels on the back of the building as improved.
- AP reported that they will be meeting next week with Student support and leaders of the SKILLS program.

New Business

- None

PBC Administrative Business

- SG presented the PBC Meeting Minutes from 2/24/22 to which there were no comments.
It was moved and 2nd to approve the minutes as presented. It was approved 3-0 via roll call vote (SL, DG, & TG).
- 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 3-0 (SL, DG & TG).

The meeting was adjourned at 9:10 PM.

Meeting Documents

- Hardy SubEx Oracle Inv 100203172_1
- MSBS FMD Transfer - Metasys OT
- MSBS FMD Transfer - Vents & Metasys
- MSBS NV5 Invoice - 16 -256473 – 022822
- PBC Minutes 2-24-22 – Draft
- THI Schwartz Silver Invoice 2002.01.07
- 2022 03 10 PBC – DRAFT
- Hardy Construction Budget
- SBC Hardy Upham Feasibility Budget
- HES - Amendment 2 adding SPM hours in GC transfer - WTR Signed
- Hunnewell Construction Budget
- PBC Hunnewell Design Budget
- HES - Amendment 2 adding SPM hours in GC transfer
- Hunnewell - Final Requisition #01 - Feb 2022 (notarized w. signatures)
- Hunnewell Project Sign FINAL
- Library Interior Reno Construction Budget
- WFL Interior Nadeau CO #6 19012.06
- G704-2017 - Final - 001-2022_SDC
- MSBS Construction Budget
- Wellesley Middle School Auditorium Vents After Stage Left
- Wellesley Middle School Auditorium Vents After Stage Right Mezzanine
- Wellesley Middle School Auditorium Vents After Stage Right
- Library Roof Replacement Construction Budget
- CM-at-Risk Agreement - Town Hall Final
- GENERAL CONDITIONS CM-AT-RISK Town Hall DraftMH Edits SG
- Wellesley Town Hall Renovation Package -- 3.4.22 final
- Cx Final Proposal Ranking In 022822
- WTH - Interior Reno - Recon Worksheet 3.4.2022
- WTH - Interior Renovation - DD Estimate 3.4.2022 – Consigli
- WTH-Proposal-furnishings-2022-03-02
- 2002-Memo-008-Potential VE Item List_R1
- PBC Town Hall Interior Design Budget
- 3-10-22 PBC Agenda
- PBC Invoice Sign Off 3-10-22
- Staff Summary Agenda 3-10-22

Respectfully Submitted,
Abbie La Francesca
Assistant Project Manager

Posted 4/15/22 1:00PM