

Permanent Building Committee
Meeting of March 11, 2021
Online Meeting 7:30PM
Approved

A duly called and posted meeting of the Permanent Building Committee held via online mediums, 7:30PM, March 11, 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. Jurgensen (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), Z. Politano (ZP-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

- JD reviewed schedule milestone updates as well as plans for 50% CD (Construction Drawing) estimating and recommended April 22nd as a PBC review date to which the Committee agreed.
- AP provided user group updates including technology components. SL asked what programming benefit a menu board has in the cafetorium if lunch choices are made in the classroom to which AP replied that they noted the capability for future use and these components come at the end of a bid process so they need not be included as the project progresses.
- AP indicated that they connected with working groups around student support, art, innovation, and media and got sign off from School Committee on design thus far.
- MK inquired about future technological planning to which AP replied that the technology approach is to assume a 1:1 ratio, the school prefers the flexibility of carts and wifi will support programming needs.
- JD presented the SMMA wetlands flagging amendment as previously reviewed with the committee.

It was moved and 2nd to approve SMMA Amendment #10 in the amount of \$3,300.00 and authorize SG to sign on behalf of the PBC, it was approved via roll call 6-0.

Hardy

- JD reviewed the CM (Construction Manager at Risk) procurement schedule with interviews beginning at 6:30pm on April 6 and April 7, 2021 with the intention of notice of award on April 8th at PBC meeting. He further indicated that order of interview candidates will be chosen at random.
- JD presented SD (Schematic Design) milestones and asked if the 3rd estimate per their contract was value added to which the committee confirmed to proceed.
- KO provided summary from MEP (Mechanical Electrical Plumbing) and Sustainability working groups capitalizing on information gleaned from Hunnewell reviews and studies (target EUI and VRF system) as well as noting variances to Hardy as required of an MSBA project (eco-charette, Cx team at DD, lifecycle analysis, and LEED certification.) SL requested that the design team leading the eco-charette make participants aware of established design decisions during their meeting. TG requested the team be cognizant of LEED category goals and premiums.
- KO reported that the site plan was reviewed with fire and police for accessibility and egress, they are continuing their conversation with the school department on parking scenarios and queing, coordinating with DPW on utilities, and will be further reviewing route 9 coordination.
- AP presented changes in the floor plans which includes a corridor through the cafetorium allowing direct access to the gym and the K and 5th grade spaces were changed to be more characteristic of the other pods.
- JD presented and recommended SMMA Amendment #3 for Geotech and hazardous materials investigations.

It was moved and 2nd to approve SMMA Amendment #3 in the amount of \$49,788.75 and authorize SG to sign on behalf of the PBC, it was approved via roll call 6-0.

MSBS

- SG reported that, upon feedback of those who reviewed the design boards, the design team was tasked with offering a more neutral tile color to better achieve the intended aesthetic to which the Committee agreed. Once the PBC and School Department have reviewed the replacement tiles, Shawmut will commence ordering to meet the required lead time.
- SG presented RTA for concrete repair, window shade, and glazing to which he and TG have reviewed and recommend.

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

- SG presented the UTS contract for materials testing as reviewed by Town Counsel for approval.

It was moved and 2nd to approve the UTS contract as presented with unit rates and authorize SG to sign on behalf of the PBC, it was approved via roll call 6-0.

- SG presented the UEC Amendment for construction monitoring and testing.

It was moved and 2nd to approve the UEC contract in the amount of \$17,820.00 and authorize SG to sign on behalf of the PBC, it was approved via roll call vote 6-0.

- SG presented Change request #1 due to a missing scope item on mechanical to which the Committee agreed to proceed.
- SG requested feedback on the draft of the neighborhood meeting PowerPoint in preparation for the community/abutters Q&A on the project.

MS Piping

- SG indicated that the warranty walk through required attention to the boiler control, FMD did some small adjustments, and Viking is extending the warranty.

Library Interior

- SG reported that, after consulting with counsel, the low bidder on library moving was rejected and he requested approval to proceed with the 2nd lowest bidder to which the Committee agreed.
- SG requested approval to proceed with an amendment for JRA to help the library's temporary space meet all code requirements to which the Committee approved while aware that there may be several hurdles.

New Business

- GR requested any further feedback from the Committee on the Town Hall Interior presentation be completed so that the PowerPoint may be finalized.
- SG presented a bylaw 14.4 edit to change the capital "S" in school to a lowercase "s" to which the Committee took no exception.

PBC Administrative Business

It was moved and 2nd to approve the 2/25/21 minutes as presented, it was approved via roll call 4-0.

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 9:42PM.

Meeting Documents

- Staff Summary Agenda 3/11/21
- Hardy SubEx Oracle Inv 8569053
- Hunnewell Design Oracle Inv #8544273
- Library Interior Oracle Inv #8544839
- MS Piping & WTH FMD Transfer 1-20-2-16-21
- MS Piping Sub Ex Oracle Inv #8559231
- MSBS FMD Transfer 1-20-2-16-21
- MSBS Harriman Invoice 2102012
- PBC Minutes 2-25-20 Draft

- WTH DPW Landscaping Transfer 2-21-21
- 2021 02 23 Site Working Group FINAL
- 2021 03 02 Sustainability MEP WG 01_FINAL
- CPM Amendment 3 Upham ES Bid posting services
- Hardy Elementary School - 2021 03 11 PBC Update – Final
- Hardy Recommendation letter_Contract Amendment #3 for 210305
- I- SD Site Invest ASR letter_2021_0305_rev1
- Mtg Materials File 031121
- PBC Mtg_210311 Hardy presentation slides draft_1
- SBC Hardy Upham Feasibility Budget
- SMMA Contract Amendment 03 Geotech soil environmental
- Wellesley Hardy Elementary School CM RFP 210302 Clean Copy
- 2021-2-24 Technology-Review Revised 2-26
- Hunnewell 2021 03-11 PBC FINAL
- Hunnewell Recommendation letter_Wetland Re-flagging_210304
- I_School_Committee_DD_Approval
- L-Hunnewell Add Wetlands Flagging_signed
- PBC Hunnewell Design Budget
- PBC Mtg_210311 hunnewell presentation slides draft_2
- pm_2021_0224_TechAV Combined – FINAL
- SBC Hunnewell Feasibility Budget
- Lib Temp Space M. Grant
- Library Interior Reno Construction Budget
- Library Interior Reno Design Budget
- Wakefield rejection PBC
- WFL #21-02 Library Reno Moving Services - Bid Results
- WFL Addl Service data assessment_Temp Space
- 0180400_Wellesley_MS_Warranty_Recommendations_R1_2021-03-08
- Middle School Piping Construction Budget
- 23_Wellesley MSBS_Concrete RepairsRev1
- 24_Wellesley MSBS_Window Shades
- 25_Wellesley MSBS_Glass Glazing
- 18479 artroom
- 18479 cafeteria
- 18479 classroom
- CR001 Mechanical Revisions per ASI #1_REV2_
- MSBS Construction Budget
- MSBS Design Budget
- Town of Wellesley contract 2.26.21 UTS
- UEC Amendment 1 signed
- Wellesley - Middle School_Neighbor Mtg_rev1
- FW PBC Bylaw edit
- Library Roof Replacement Construction Budget
- Town Hall Envelope Construction Budget
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Respectfully Submitted,

Abbie La Francesca
Projects Assistant

Posted 3/26/21 1:15PM