

Permanent Building Committee
Meeting of March 24, 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 24, 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 (MDion-SMMA), J. DeVito (JDV-SMMA), T. Pelletier (TP-SMMA), S. Yacko (SY-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), A. Serrano (AS-Consigli), T. Robertson (TR-Consigli),~~

Citizens speak

- none

Library Interior

- SG reviewed a draft Johnson Roberts Associates' design review. SL asked if the Proponent saw this and SG stated the Proponent doesn't see these. SG will file with State.
- SG reviewed Nadeau's final requisition #13. SG confirmed we typically do not return unused funds until after initial warranty period.
- **It was moved by MT and 2nd by SL to approve Nadeau Requisition #13 in the amount of \$22,780 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 3-0. (SL, MK, MT).**

Middle School Building Systems (MSBS)

- SG reviewed Shawmut's requisition #12.
- SG reviewed the teacher move day invoices. SG stated these were under budget except the IT piece may run a little over but they were waiting on equipment (supply chain issues). SL inquired about the different hour quantities and SG stated that was the difference between hours for managing vs. hours of performing the tasks. SL asked if the crates were returned and SG confirmed they were. MK asked if we typically compensate for move management and SG said it is part of their contract.
- **It was moved by MT and 2nd by SL to approve Shawmut's Requisition #12 in the amount of \$71,043.38 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 4-0. (MK, MM, SL, MT).**

Town Hall Interior

- GR informed the PBC that the Select Board DD presentation is scheduled for March 31st, including the requested SD approval vote.
- GR noted that FMD met with the highest ranked Commissioning candidate, Stephen Turner Inc., this afternoon and reached agreement on terms. He asked that, given the critical time in the project's MEP development, that FMD have permission to issue a Letter of Award to Stephen Turner so they could proceed while the contract is finalized (and presented at the next PBC meeting). MT wanted clarification that this was a non-binding agreement, which GR affirmed. SG stated that he felt there would be no issues with the proposed contract. The PBC agreed to proceed.

- MT asked about the next Working Group meeting and GR stated it will be scheduled after the Select Board meeting.

Hunnewell School

- JD presented three versions of the Site Construction sign, to which the PBC and MM agreed to proceed with Option #3.

Hardy School

- AP gave a brief update on the DD progress.
- MDion presented Sustainability and differentiators from Hunnewell. Hardy is LEED Silver Certified. MDion explained the potential new MA Energy/Stretch Code. MDion explained that Hardy is Net Zero Energy (NZE) Ready and being designed to meet. SL asked about the Environmental Literacy component and MDion stated there would not be any physical monitor/display. Energy Use Intensity (EUI) goal is 25-30. MM asked about the timing of the new Code and Hardy's building permit. MDion stated that SMMA is planning for all known requirements (will know more later this Spring/Summer).
- PA gave an overview of the Mechanical systems. Packaged heat pump DOAS units will be on the roof because of Hardy's geometry. Proposing a heat recovery VRF system in more locations than Hunnewell.
- MT brought up DG's question regarding roof equipment screening. AP explained they have been shown in the renderings. MK asked for rendering from the view by the neighbors at the rear (that are at a higher elevation). AP explained SMMA is recommending acoustical screens for Hardy.
- JDV gave an overview of the Plumbing and Fire Protection systems.
- TP gave an overview of the Electrical systems. MK requested in specifying the switchgear, to put in IR Windows in the incoming section (one on each phase and a neutral). MK inquired about RD99 (renewable diesel) for diesel generator and for SMMA's opinion. MK inquired about controlling EV use (policy or technology); SL inquired if the Climate Action Committee has a policy and MM responded she believes they are in the process of addressing it.
- AP stated they will be meeting with IT in the coming weeks.
- AP updated the PBC on the Playing Fields Task Force Meeting. MD stated SMMA is proposing a U10/ two U8 field. Black vinyl chain link fencing to be on three sides (open on the east side), with gates. No seating proposed. Accessible parking at North lot added, along with accessible route with paved viewing area (MM praised addition). Irrigation being investigated, along with turf material (turf field was suggested by Task Force). SL asked about trees along Weston Road (are there existing trees planted by school kids?) and suggested having some trees for shade. Trees are being proposed on the North and South sides.
- SY reviewed Skills interior design. Work Study Cubicles being explored. These were recommended to be built-ins to prevent damage. SL suggested visiting Upham to see what is being used. No teacher's desks and minimal furniture that can be knocked over.
- SY reviewed Student Support Spaces. Modernfold partition was questioned by SL (will they use it?); SY explained these rooms could open and become future classrooms. Rubber flooring for spaces.
- SY explained quiet dining would have sliding doors. SL questioned sliding doors and it was agreed the investigation would continue. MM said it was confirmed there would always be someone supervising the room when closed.
- SY presented the approach to the interior design for ASD students (i.e. wall tile approach). MM asked if colors presented were in study and SY stated they were. Sensory installations and Wayfinding was presented. MM pointed out cleaning issues with textured and fabric surfaces. SL supported no fabric.
- SY presented changes to the Administration suite. Phone room added. MK questioned "Neat Board" and current use of them in other existing schools will be investigated.
- MT pointed out that wayfinding should not rely solely on color so it is inclusive for individuals with color blindness.
- MK asked Compass if we are on schedule and on budget. JD stated we are on schedule. The Pricing Set comes out on April 12th. Estimates out at the end of April. JD asked for a special PBC meeting on May 19th to make critical VE decisions. Submit to MSBA on May 26th (ideally).
- MT asked for any comments on Shawmut's Precon Requisition #3 and there were none.
- **It was moved by MT and 2nd by SL to approve Shawmut's Precon Requisition #3 in the amount of \$9,640.94 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 4-0. (SL, MK, MM, MT).**

New Business

- None

PBC Administrative Business

- GR stated that since MT and MK were not in attendance at the last PBC meeting, that the minutes from the March 10th PBC meeting would need to be voted on at the next PBC meeting.
- GR reviewed the submitted invoices to which there were no comments.
It was moved by MT and 2nd by SL to approve the invoices as presented. It was approved via roll call vote 3-0 (SL, MK, MT).

The meeting was adjourned at 9:36 PM.

Meeting Documents

- Zoom info PBC March 24th
- 3-24-22 PBC Agenda
- PBC Invoice Sign Off 3-24-22
- Staff Summary Agenda 3-24-22
- Hardy Compass Invoice - CPM-74-35 022822
- Hardy SMMA Invoice 0056618 022822
- Hunnewell Const Compass Inv CPM 69-42
- Hunnewell Const SMMA Invoice 56617
- MSBS FMD Transfer 3-1-22
- MSBS School Dept Moving IT transfer 3-10-22
- PBC Minutes 3-10-22 – Draft
- 2022 03 24 PBC – DRAFT
- Hardy Construction Budget
- Hardy Shawmut Precon Req #3
- SBC Hardy Upham Feasibility Budget
- Hunnewell Project Sign-DRAFT_6
- Hunnewell Project SignOPTION 2
- Hunnewell Project SignOPTION 3
- Hunnewell Construction Budget
- PBC Hunnewell Design Budget
- JRA Design Eval
- Library Interior Reno Construction Budget
- WFL Pay Req 13 FINAL
- CCS Inv# IN104910
- CCS Inv# IN105825
- Imperatives Inv# 12188
- Imperatives Inv# 12238
- RentaCrate Invoices 2021
- Summary invoices as of 3-7-22
- Teacher Move Days Aug_Sept 2021
- Teacher Move Days June 2021
- 190698 - Wellesley MS - Req 12 - 3.8.22
- MSBS Construction Budget
- Library Roof Replacement Construction Budget
- __Wellesley Town Hall Renovations Cx Scope and Fee Proposal_20220323
- PBC Town Hall Interior Design Budget

Respectfully Submitted,
Glenn D. Remick
Project Manager

Posted 4/15/22 1:00PM