

Approved: June 27, 2022

Select Board Meeting: March 31, 2022

Present: Ulfelder, Olney, Sullivan Woods, Aufranc, Lanza

Also Present: Jop

Meeting Documents:

1. Agenda

1. Call to Order

Mr. Ulfelder, Chair, called the meeting to order at 6:00 pm online.

Mr. Ulfelder announced the meeting was being streamed live on Comcast channel 8 and Verizon channel 40 and by Wellesley Media and recorded for subsequent viewing on the cable channels or at wellesleymedia.org.

2. Citizen Speak

None.

3. Discuss and Vote Town Hall Interior Design Development Presentation, Program, Scope, Budget, and Schedule

Mr. Gagosian and Mr. Remick, of FMD; Mr. Marshall, Mr. Kleiner, and Ms. Laser of Schwartz Silver; and Mr. Serrano of Consigli Construction joined the meeting.

Ms. Jop noted that a manual had been sent to the Board that outlines the construction schedule, phases of construction, and additional information for project background. Mr. Ulfelder stated that some design features had been dictated by building codes whereas the focus of the design for the Board would be functionality of daytime work and nighttime government. Mr. Remick stated that PBC would continue to manage the project and ensure it remains on schedule. He added that PBC requested that at the conclusion of schematic design, and design development the Board affirm that the design satisfies operational needs.

Ms. Laser reviewed the revisions to the designs of each floor since the last meeting with the Board. She noted that additional space had been added to several offices to provide better office functionality. Ms. Laser reviewed changes to the exterior of the site including two EV charging stations and a drop off zone. She noted additional exterior revisions to increase functionality and movement around and into the building. She stated that acoustics of the Great Hall had been addressed through various panels around the room as well as in the ceiling. Ms. Laser discussed the revisions to the Juliani Room including a walkway space and glass partition separating the meeting space.

Mr. Remick provided an overview of the project schedule and phases noting funding and debt exclusion votes anticipated. He stated that the construction phase budget currently totaled \$21,875,366 and reviewed the line item expenses.

The Board discussed the updated presentation and design for the interior and exterior of the building. The team discussed the locations of the restrooms, screens within the meeting spaces, and reasoning behind the placement of each within the design. The Board continued to discuss at length various design elements in the updated presentation. Several members expressed concerns regarding the placement of the restrooms and the glass wall elements for the Juliani Room. The Board discussed the projected

construction cost budget and changes from the previous estimate. Ms. Lanza and Ms. Sullivan Woods expressed a desire for additional time to review the project materials including budget information and requested the vote be delayed until the next Board meeting. The Board discussed the timing of the vote in consideration of the PBC moving forward on the project. Mr. Marshall noted the costs associated with the movement of the audio/visual equipment as well as increased costs in heating and cooling systems contributed to the projected cost increase from the previous presentation to the Board. The Board continued to discuss the projected budget and cost drivers of the project. Mr. Remick reviewed several points of comments, interest, and discussion from PBC meetings regarding the project as well as the viewpoint of the PBC regarding design components and construction costs. The Board continued to discuss the project as presented. The Board discussed reviewing past PBC meetings rather than receiving regular updates at Board meetings regarding the project. Ms. Sullivan Woods thanked the team for the detailed briefing, she stated that the Board had not received a full project update for several months and wanted to review the budget as it had significantly increased. She requested that the vote be deferred to allow the Board time to review the additional information over the weekend and vote at the following meeting. The Board discussed deferring the vote, Mr. Ulfelder noted that in order to stay on schedule with the PBC a vote was necessary that evening.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (4-1) that the Town Hall Renovation Project includes the scope of work, schedule, budget and design as illustrated in the Design Development presentation to the Wellesley Select Board on 3/31/22. The Wellesley Select Board accepts and approves the designs contained therein as satisfying the project's program requirements.

Sullivan Woods – No

Aufranc – Aye

Olney –Aye

Ulfelder – Aye

Lanza – Aye

The meeting was adjourned at 8:19 pm

The next regular meeting is scheduled for April 4, 2022 at 6:00 pm.