

Permanent Building Committee  
Meeting of April 14, 2022  
Online Meeting 7:30PM

**Draft**

A duly called and posted meeting of the Permanent Building Committee was held via online mediums, 7:30PM, April 14, 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), K. Laser (KL-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 Nadeau DCAMM evaluation. DG asked about schedule reference, SG responded. SL asked about delays but felt evaluation was fair. SG felt they didn't provide solutions with their questions. SG will file with State.

**Middle School Building Systems (MSBS)**

- SG reviewed Shawmut's requisition #13. TG mentioned a large amount of retainage. SG mentioned it's being held till we complete O&M and As-builts to 100%. DG mentioned contingency spend, SG said most was for AHU modifications due to freezing issues and locations of freezestat sensors.
- **It was moved by TG and 2<sup>nd</sup> by MT to approve Shawmut's Requisition #13 in the amount of \$36,676.31 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 6-0. (TG, DG, MK, CM, SL, MT).**

**Town Hall Interior**

- GR discussed the following:
  - Destructive testing proposal was put together by Consigli, will be a walk through at the site to confirm scope.
  - Interior Working Group: scheduled for 4/15 focused on lighting and finishes.
  - Sub-contractor Selection Committee needs a volunteer from PBC, TG volunteered.
  - A DD presentation took place to the SB on 3/31 and the SB voted to approve DD and to move onto Construction Documents.
- KL presented the 3/31 SB presentation and below were comments from the PBC:
  - Balcony: TG expressed concern at using the existing balcony floor space to run exposed ductwork to feed the new conference room at the GH level. Due to exposed trusses inside the new conference room. SL felt the balcony was not useful floor space, SM stated that the intent is to clean up the use of the balcony area and by putting ductwork at this level it allows us not to block the windows and historical trusses inside the new conference room.
  - Site: TG: why not put all 3 accessible parking spaces at the accessible entrances? MK brought up potential vandalism/graffiti and at EV stations. SL: loss of 5 parking spaces? MJ: daytime will not

- be affected by loss of spaces but evening meetings could cause an issue and people may have to park further away from the Town Hall. MK wanted some additional study for EV charging station locations. GR stated that EV stations for use at HP spaces was tied to potential funding grant. KL: presented the ramp and stair.
  - Great Hall: Acoustic ceiling panels of roughly 1400 SF was reviewed. MK expressed concern as to whether any kind of lifts can be brought into the Great Hall for use by sub-contractors. SSA/Consigli is doing further investigation on what's possible with regards to floor loading. MK: will existing ductwork be removed from balcony? Yes. SL: has any thought been given to lighting the existing clock? SSA to review.
- Value Management:
  - Ramp material to concrete: \$9K, PBC agreed to take savings. Ceramic tile flooring to resilient flooring in different areas: \$20K, PBC agreed to take savings. Change main entrance flooring from CT to a mat system: PBC wants to keep tile. Change interior window systems to standard HM frames: \$68K, this will be reviewed further to identify possible locations where this can be done. (was discussed by TU, TG and DG). Vault discussion: \$12K, to not remove the slab above unit. MK wanted proponent to weigh in to confirm that this reduction in size of the vault is OK. Simplify window casing to GWB: \$21K, PBC agreed to take savings, Main Stair Finish Simplification: \$88K, DG expressed concern and wanted to understand further what is being proposed by the design team.
- PBC confirmed that it is ok to move forward into Construction Documents and as voted by the SB.
- **It was moved by TG and 2<sup>nd</sup> by MT to approve SSA's Contract Amendment #3 in the amount of \$58,500.00 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 6-0. (TG, DG, MK, CM, SL, MT).**

### Hunnewell School

- JD presented and discussed MLP Invoice and three proposals as follows:
  - MLP Back-charge increase: the cost went from \$89K to \$121,430. PBC approved
  - Existing Conditions Survey: Falvey is recommended. Compass and WTR have both used this firm with good results. Contract will be presented at next PBC meeting.
  - Swing Space Inventory: Compass is recommending using IRN for inventorying and possible re-use of equipment and furniture. Cost: \$19,259.00. PBC approved.
  - Swing Space Moving: Diamond Relocation: Cost \$103,020.00. PBC approved.
  - Proposed change order was discussed re: 10" deep sinks vs 6" deep sinks in the classrooms. MSBA requires 10" deep sinks and all felt that this should be followed for Hunnewell. Specific costs will be presented at a future meeting.
  - Testing and Inspection proposals will be presented at a future PBC meeting.
- Community meeting presentation was discussed: MK had no issues but wanted to make sure we go slow to discuss and highlight the specific sequences that may affect the neighborhood.
- **Diamond Relocation Proposal was reviewed and accepted, contract to follow.**
- **IRN Recycling Proposal was reviewed and accepted, contract to follow.**
- **It was moved by TG and 2<sup>nd</sup> by DG to approve WT Rich's Requisition #2 in the amount of \$105,455.00 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 6-0. (TG, DG, MK, CM, SL, MT).**

### Hardy School

- JD introduced and updated progress: 4/5 IT Mtg w/Joe Hutton, 4/8 SMMA met with OT/PT staff to discuss program, 4/12 DD Drawings issued for comment/pricing.
- Schedule highlights:
  - 4/20: ZBA Presentation
  - 4/28: Design Follow up
  - 5/10 or 5/24: SC update presentation
  - 5/12: Reconcile Cost Estimate
  - 5/19: Value Management and DD package approval to go to MSBA.
  - 5/25: Design Review Board
- AP presented the design update on the DD progress with highlights as follows:

- MD made the presentation on site related elements including, geo tech reports, pole relocations etc. A sign on Rt. 9 was brought up but WPS did not feel this was necessary, planting will be similar to Hunnewell and will be reviewed with Cricket. SL mentioned trees along Weston Road which are shown on plan, DG mentioned planting along face of gym wall and seasonal concerns, MK asked if a tree score card is going to be generated, SMMA will handle. PR stated that the first PSI meeting will be on 4/20.
- SY made presentation on interiors: color concepts and principles were presented. SL asked if each grade will have a dedicated color scheme, yes. SL still looks cavernous and felt the Media Center has a very cold feeling and is out of scale with the students, SY: more study of elements will be studied for next meeting. MK asked what the ceiling height? About 21.5 feet to ceiling.
- Exterior: MK: How is the column at the entry vestibule? MT asked if brick patterning is made with normal brick and directed the design team to ensure that brick cannot be used as a climbing wall. DG stated that we are heavily dependent on the level of experience of the mason to develop the anticipated effect. Need to make sure detailing is achievable. SL noted that horizontal bands look to be shown at the base, DG had asked SMMA to look at grounding the walls. TG: there is a lot of phenolic panels shown and is expensive, also can brick patterns be achieved with a change of brick material. TG: front overhang is very large, DG felt more study was needed.
- Alternates: Traffic light, off site mitigation, temp play equipment, synthetic field pricing.
- Early Trade Package (ETP): we are looking to bid 6 trades at the 90% CD level of documents. TG is concerned with early roofing package and we need to develop protection for the town in an FSB bidding process. JD/RL agreed with all points and SDC will monitor all trades as we get closer to our due dates.

### New Business

- SG stated that town finance is looking to release funds on Library Roof project, \$140K is left over. SL/MT would like to set a time limit before any remaining funds get released back from projects. PBC agreed to develop a policy to not release funds earlier than one year to align with warranty period.
- The PBC discussed ongoing presentation and stated that whatever gets submitted by the team on the Friday before the meeting cannot be added to or changed prior to the meeting. SG will let the teams know of this existing rule but will restate it.

### PBC Administrative Business

- Meeting Minutes from 3/10/22 and was approved by vote 3-0 (MT/MK missing), Meeting Minutes from 3/24/22 was approved by vote 3-0 (TG/DG missing).
- SG reviewed the submitted invoices to which there were no comments.  
**It was moved by TG and 2<sup>nd</sup> by MT to approve the invoices as presented. It was approved via roll call vote 5-0 (TG,DG,SL,MK,MT).**

The meeting was adjourned at 10:00 PM.

### Meeting Documents

- Library Interior Tucker Inv 9196
- Library Interior Tucker Inv 9197
- Library Interior Tucker Inv 9198
- MSBS FMD Transfer 3-2 through 3-8-22
- MSBS FMD Transfer 3-9 through 3-15-22
- MSBS FMD Transfer SH OT 3-16 through 3-22-22
- MSBS NV5 Invoice 031922
- PBC Minutes 3-10-22 – Draft
- PBC Minutes 3-24-22 – Draft
- THI Consigli Precon 4.7.22
- THI Schwartz Silver Inv 2002.01.08
- THI Townsman Cx Ad Gatehouse Media Inv 4416607
- 2022 04 14 PBC - DRAFT – Copy
- 2022 04 14 PBC – FINAL
- Compass Response Letter - Early Trade Packages 220329 final
- Hardy Construction Budget

- MLP Agenda for Hardy PV Vote
- SBC Hardy Upham Feasibility Budget Re FYI - Hardy Solar Panels
- Shawmut Material and Equipment Lead Time Review 1.14.2022
- Addendum 1 Preconstruction Survey RFP 220310\_final
- Hunnewell ES Abutter Pre-Condition Survey RFP\_220308\_Falvey
- WHES Preconstruction Survey Recommend ltr\_220407\_final
- Community Update\_220503 Hunnewell Presentation Draft (rev 4.8.22)\_
- DIAMOND PROPOSAL - Wellesley Public Schools RP 0209 Rev C with FMD CPM comments addressed by Diamond
- Hunnewell - Final Requisition #02 - March 2022 (with signatures) - Final not cert
- IRN FINAL PROPOSAL - Proposal SUR4620 WPS-HES 20220407 EL
- Memo Classroom Sinks – 20220406
- Hunnewell Construction Budget
- PBC Hunnewell Design Budget
- Nadeau Eval
- 190698 - Wellesley MS - Pencil Req 13 - 3.31.22 –Signed
- 2002-THI-Slides-PBC-11\_2022-04-14\_DRAFT
- 2002-THI-Slides-PBC-11\_2022-04-14\_R3
- 2002-THI-Slides-PBC-11\_2022-04-14\_R4
- Contract Amendment 3\_R1\_SSA sign
- THI Construction Budget 4.14.22
- PBC Town Hall Interior Design Budget
- 4-14-22 PBC Agenda
- PBC Invoice Sign Off 4-14-22
- Staff Summary Agenda 4-14-22

Respectfully Submitted,  
 Richard H. Elliott  
 Facilities Project Manager

Posted 4/29/22 12:30PM