

Permanent Building Committee
Meeting of April 22, 2021
Online Meeting 7:30PM
Approved

A duly called and posted meeting of the Permanent Building Committee held via online mediums, 7:30PM, April 22, 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), 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), M. Dowhan (MD-SMMA), ~~P. Kleiner (PK-Schwartz Silver)~~, ~~S. Marshall (SM-Swartz Silver)~~, Robert Joubert (RJ-Shawmut), Dan Doherty (DD-Shawmut), Joe Pollock (JP-Shawmut)

Citizens speak

- None

Hardy

- JD reviewed the Schematic Design Estimating Schedule:
 - The pricing set is being issued at end of day tomorrow.
 - Monday start cost estimating: Three estimates (Compass, SMMA, and Shawmut). This will set budget to be brought to Town Meeting.
 - Next three weeks: Estimates produced, drawings reviewed, Shawmut produces logistics and schedules plan.
 - Week of May 17th estimate reconciliation and final VE to present to PBC by end of week.
 - Present at PBC meeting on 5/27.
 - 6/10 meeting PBC sets budget (if PBC in a place where comfortable with that).
- JD scheduling between 5/27 and 6/6 a joint meeting between Select Board and School Committee (review draft costs and hear their feedback). Also, a Community Forum is scheduled for 5/9.
- JD also reported he will present MSBA budget format at the first meeting in May. JD stated any PBC comments would be helpful and should be channeled through FMD.
- KO gave update on MassDOT preliminary response, including their initial preference to limit connections to Route 9 with the qualification that they needed additional information. KO noted that BETA has said that in their experience they have not seen a Permit declined. KO stated SMMA closing loop on property line and easement issues (Hardy Road). Site plan forwarded to Meghan who coordinated with the Planning Director and Counsel. Asked permission to reach out to abutters of Hardy Road. PBC nodded agreement.
- TG asked what is the budget we are designing to? JD responded PBC has not given direction on a budget to design to, but the target in the CM proposals is stated at \$50mm to \$53mm. TG stated we should have \$50mm as a discipline to design to. JD responded range from other similar MSBA NetZero projects. He stated building cost per square foot should be similar to Hunnewell but site will be more.
- MM asked what the \$50mm is as a square foot construction cost. JD replied around \$625 (up to \$650), inclusive of site. Hunnewell is \$588 because of smaller site. MK asked does it make more sense to compare building costs (exclusive of site) and JD agreed and said he will come back next meeting with MSBA building cost per square foot comparables. DG said the comparables would be helpful before setting target. TG stated a goal sets a mindset and discipline to drive an economical design (noting feasibility was over \$700/SF) without sacrificing program, NetZero, safety, etc. DG agreed PBC will set the "right" target based on metrics and how they align with the pricing set estimate.

Hunnewell

- JD asked for the PBC to confirm the decision, based on discussions with MLP, to remove the PV (and the associated \$1.2mm) from the project and have it be a separate Town initiative. JD clarified this is the PV's themselves, and the building itself is still going to be NETzero ready. TU stated he felt there will be very strong disagreement and that there is a committee performing a cost analysis and their assumption is that the PV will be part of the two school projects. JR says he has a lot of confidence in the estimate because the drawings were good in quality Reconciled estimates (WT. Rich and AM Fogerty) were within \$100,000 of each other. JR clarified escalation to mid-point construction at 4% based on concerns of future material cost escalation (post COVID), or about 2% per year.
- JR stated General Conditions hadn't changed, General Requirements ticked up, and explained the Fast Track Allowance.
- JR reviewed the 50% Construction Cost Estimate Overview and stated the project is currently \$704,795 under budget, including the permitting off-site alternates except for adaptive traffic signals. The VE list totals \$640,945 but has not been assessed by WT Rich.
- JD confirmed all known requirements of the PSI, except the traffic signals, is included in the estimate but qualified it by saying we still need to get through the ZBA.
- TG questioned the Fast Track Allowance, stating we are basically increasing the Owner's Contingency by \$200,000 for this job. JR stated subs own their schedules (i.e. Saturday work, 10 hour days) and associated costs, but WT Rich still needs to make the site available (supervision). TG stated at a minimum he does not want this to be an allowance because the Owner then has the upside risk. Combining the GMP contingency and Fast Track Allowance into one GMP contingency is an option.
- JD explained the PSI condition asking to consider the cost of 3 adaptive traffic signals. Project Team's argument is that there is an existing school in this location and any changes would just be at drop off and pick up and would not have the impact that would justify upgrading Town infrastructure. DG asked the rationale of assigning this to project. MJ responded safety; existing school generates about 30% of Town's overall traffic during peak hour, creating level of service F at these locations. SL suggested the PBC recommend to Select Board that this be added to the Town's 5-year capital projects. MT stated that it would be unfortunate to have to cut other things to accommodate this within the project budget. DG suggested not adding it to the project but absorbing this cost at the end of the project if the funds are available. SL stated that if the funds are available at the end of the project, then the funds can be returned to the Town and the Town could choose to do it under a different appropriation so we should not feel we need to do it. The PBC agreed to take this approach and not include it in the project but respectfully recommend the Select Board add it to the Town's 5-year capital projects so there can be a bigger conversation and the Town can vote on it directly.
- JD reviewed the Total Project Budget, including a high-end estimate for FFE (School Department just completed their inventory this week). Currently tracking at \$51,711 under budget without adaptive traffic signal cost.
- The Scope Adjustment List was reviewed. KO stated the highlighted items needed more immediate attention. The items were placed in three categories: Accepted, Rejected and Additional information to be provided. Project team to update and get it back to the PBC.
- JD presented the mock-up proposal from SMMA and WT Rich. If approved, these would be available in the June time frame for presentation. DG had concern that detailing of masonry (i.e. create shadow and texture) would be limited. AP said the mock-up panels are to select materials/colors and they will use computer elevations/models to explore texture/depth/scale of the envelope. The proposal (which includes material sample costs) was accepted by the PBC and SMMA/WT Rich were directed to proceed.
- JD presented proposed Subcontractor Prequalification Committee team.
It was moved and 2nd to approve the Prequalification Committee members as presented, and it was approved via roll call 6-0.
- JD stated we will get RFP out in the beginning of May and wanted to confirm that when the Subcontractor Prequalification Committee comes to its determination, that the letters can be sent out without prior approval from the PBC. TG stated he would like to see the final tally before we send them out and it was concluded that the list should be distributed to the PBC but that no meeting is required.
- JD proposed using Projectdog for subcontractor procurement.

It was moved and 2nd to approve Compass Amendment #8 in the amount of \$2,029.50 and authorize SG to sign on behalf of the PBC, it was approved via roll call 6-0.

- KO reviewed permitting process/schedule to date, stating they had the first ZBA meeting with a second scheduled for May 20th. First ZBA meeting was positive, but some of the follow up regarded a deeper dive into traffic.
- KO stated that SMMA is putting together a detailed response to send back to the Planning Board that proposes a reduction in the curb ramps (PSI condition) to only 32 locations. This cost is currently carried in the estimate.
- KO discussed that several review comments suggested increasing “permeable pavement”. Cost and maintenance costs were discussed. DG suggested that if it is being asked in response to storm water concerns, and that all the other mitigations already in the Project for storm water management should be highlighted.
- The DRB comments recommended modifying the school sign. The PBC agreed with the comment and recommended eliminating the current school sign on the stone wall and introducing a wooden sign (possibly salvaged) to be more like the other Town schools’ signs
- AP reviewed the meeting with Library regarding the fence between properties. AP presented a proposal produced that day, based on the meeting. The major change is the change is the extent of fence and a change from a simple lift gate to a sliding gate. MR explained a solid gate is necessary to prevent parents from parking illegally (and blocking a fire lane) in the upper lot to pick-up or drop-off their kids (a safety issue). Manual versus electronic gate was discussed and needs to be explored (JD commented electronic had been requested by Fire/Police for patrolling). It was concluded SMMA/WT Rich will review with Fire/Police and come back with a gate operation/aesthetic option and cost(s) for the PBC to review. MK requested the gate costs be compared to the original lift gate proposed.
- AP reviewed alternate parking space options, including using compact spaces, for the teacher parking area near the Library to help preserve existing mature plantings. Discussions did not conclude and AP stated that an answer on this during this meeting was not necessary.
- AP asked if there were comments regarding SMMA’s DRB draft response. DG offered to reach out and work with SMMA directly to help modify language to maybe highlight (with text and graphics) how the Project is, or will, address some of their concerns.
- It was concluded that the remaining items from this meeting will be reviewed at next meeting.

MSBS

- SG reviewed Shawmut Requisition #1 for bonds and submittals for subs.
It was moved and 2nd to approve Shawmut Amendment #1 in the amount of \$82,371.65 and authorize SG to sign on behalf of the PBC, it was approved via roll call 6-0.
- The PBC reviewed and agreed to release revised project sign.
- Pictures of Indiana Limestone (same as existing) and Granite (barre grey) samples were reviewed and the PBC gave them the thumbs-up.
- Cafeteria color update was reviewed

Library Interior

- SG presented the Adtech Systems Contract (Town Counsel has reviewed and approved the content).
It was moved and 2nd to approve Adtech Systems contract in the amount of \$33,106.75 and authorize SG to sign on behalf of the PBC, it was approved via roll call 5-0.
- SG stated the Fish Tank is not going to be put into a contract because it is so small. The proposal has been rewritten and the Library will fund the purchase of the tank. Warranty information is pending. SG requested permission to proceed once in receipt of an acceptable warranty (primarily on the tank). The PBC had no objections.
- SG explained the Library felt the original mural was too rustic, so they are proposing a custom (sole source but off State bid list) panelized mural. Credit for the original installation is being finalized, but there

is about a \$15,000 delta of additional cost for this product. The Library is proposing, because of long lead time, purchasing the new mural themselves and the PBC would transfer any credit from the original to them to help off-set. PBC directed SG to proceed after verify the mechanics for this funding transfer.

- SG explained the architect has asked for early release on some of the long lead time custom furniture (through Tucker Libraries who is on State bid list). Each line item on list is within original FFE budget for that item. SG asked permission to create a P.O. for fabrication. The PBC had no objection.
- SG explained he has the permit for the rental space, but the Fire Department went in and the fire alarm failed and a few other items need to be addressed by the Landlord. JJ stated the Landlord is having someone come in on the 28th. SG stated the Town has been very responsive, and as soon as the Fire Department is in we should have a Certificate of Occupancy by the next day.

New Business

- The two UEC proposals were submitted and the PBC agreed to move them into contracts for the next meeting.
- The Retreat is targeted for 5/6. DG confirmed he is available on 5/6, and at the proposed start time of 6:00 would work.

PBC Administrative Business

It was moved and 2nd to approve the 3/11/21 minutes as amended and presented, it was approved via roll call 5-0.

It was moved and 2nd to approve the 4/8/21 minutes as presented, it was approved via roll call 5-0.

It was moved and 2nd to approve the invoices as presented, they were approved via roll call 5-0.

The meeting was adjourned at 10:32 PM.

Meeting Documents

- Staff Summary Agenda 4-22-21
- Hardy Compass Invoice CPM 74-24
- Hardy SMMA Invoice #54658
- Hunnewell Compass Invoice 69-31
- Hunnewell SMMA Invoice 54657
- Hunnewell WT Rich Invoice 202002-06
- Library Interior JRA CA Inv #C17 REVISED
- Library Interior JRA Furnishings Inv #D18
- MSBS Harriman Invoice 2103063
- MSBS UTS_Invoice_93572
- PBC Minutes 3-11-21 Amended
- PBC Minutes 4-8-21 Draft
- Hardy School SD Approval meeting schedule
- Hardy Elementary School - 4-08-2021 PBC – FINAL
- SBC Hardy Upham Feasibility Budget
- I_MassDOT_Route9_at_Weston_20210401
- I_MassDOT_Route9Driveway_20210401
- PBC Hunnewell Design Budget
- SBC Hunnewell Feasibility Budget

- 2021 04-22 _ PBC FINAL DRAFT Permitting
- CM_Estimate Wellesley Hunnewell School 50%CD Estimate Recon14
- CM_Hunnewell - Proposal for Facade Material Mockup (4.15.21)
- Designer_Estimate HUNNEWELL ELEM SCHOOL 50% CD recon 4 – 21
- EIGHTH AMENDMENT TO CONTRACT FOR OPM SERVICES_210422 signed CPM
- Focused_Wellesley Hunnewell 50% CD - Scope Adjustment Opportunities List rev
- Hunnewell Pre Qual timeline _210416 rev
- Hunnewell Total Project Budget 20210416 CD update
- PBC hunnewell presentation slides_210422 rev 6
- 2021 04-15 ZBA Hearing 01 FINAL
- 20210112_Signed and dated PSI decision
- 20210408_OOC_MassDEP_NOI
- Comments WFD Hunnewell School Project
- DRB Recommendation re Hunnewell School SPR
- I_20210420_Permitting Update_PBC DRAFT
- PB comments re Hunnewell School site plan review
- 2021 Wellesley Adtech Contract signed 4-14-21
- Commons Wood Wall Replacement Mural
- Commons Wood Wall
- Fish Tank
- Library Interior Reno Construction Budget
- Library Interior Reno Design Budget
- OPM Update - Library 4-22-21
- Proposal Breakout REV3
- Rental permit
- WELLESLEY MURAL PROPOSAL
- Screen Shot 2021-04-22 at 12.15.56 PM
- Screen Shot 2021-04-22 at 12.20.03 PM
- Wellesley MA Furniture Quote 4-1-21
- WFL CUSTOM FURNISHINGS 021021
- 190698 - Wellesley - Req 1 - Signed - 4.14.21
- Granite1
- Limestone1
- Limestone2
- MSBS Construction Budget
- MSBS Design Budget
- Option_3 MS Cafeteria
- ProjectSignR3
- Wellesley Middle School Arc Flash Study revised
- WMSBS - 2021-4-20 Installing the baffle in the grease trap
- WMSBS - 2021-4-20 Installing the top section of the grease trap
- Town of Wellesley Hardy School-IDM Proposal
- Town of Wellesley Hunnewell School-IDM Proposal
- Library Roof Replacement Construction Budget
- Middle School Piping Construction Budget
- Town Hall Envelope Construction Budget

Respectfully Submitted, Glenn D. Remick, Project Manager

Posted 6/11/21 3:20PM