

Permanent Building Committee  
Meeting of April 28, 2022  
Online Meeting 7:30PM

**Approved**

A duly called and posted meeting of the Permanent Building Committee was held via online mediums, 7:30PM, April 28, 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**

- The Committee reviewed the DBS evaluation for JRA construction administration to which there were no comments. SG to file with State.

**Middle School Building Systems (MSBS)**

- The Committee reviewed 6 subcontractor DCAMM evaluations to which there were no comments. SG to file with State.

**Town Hall Interior**

- GR presented the contract for commissioning services to which there were no comments.
- GR presented Consigli pre-con Change Order #001 for destructive testing analysis.
  - The Committee inquired about several items including disruption to building occupants and location and adequacy of tests areas with regard to under pinning and under slab conditions.
  - GR & AS stated that the work is scheduled to be completed on a Saturday to avoid disruption and that the area concerning under pinning is difficult to access without a lot of work and disruption. TG expressed concern that not enough investigation of slab/wall and footing investigations was being proposed in the scope. SM stated that the SW corner of the Library and observing the existing elevator pit will be a good indicator of conditions.
  - SL mentioned the availability of unoccupied work beginning July due to Land Use moving. The project team agreed to revisit this at that time to potentially propose additional work to gather more information if needed.
- KL presented the updated presentation and DRB PPT.
  - DG commented on the DRB presentation, stating the landscaping at the mechanical equipment needs to be clearer and wayfinding signage needs to be included. SSA to update. DG stated he would commit to being present for the DRB meeting pending travel arrangements.
  - TG commented on the large custodial spaces, SM stated that some of this area may be further absorbed by mechanical equipment, SSA to continue study of this.
  - The EV locations and charging speeds were discussed. It was agreed that location A (HC access spaces) with option C (future EV station) were preferable to the proponent which will maintain the

location of the 15 minute parking spots. Location C also provides for an easier future expansion along the West end of the lot. Level 2 charging speed is anticipated for the project, future considerations for Level 3 speed creates a very different installation according to MK. It was decided to run 4" conduit to the future spaces (C) to potentially accommodate this.

- Wood vs. Metal frames were discussed by SSA. SSA recommended that the frames be consistent throughout the building with metal frames and wood doors. DG concurred provided that the finish and color were tastefully done to complement the space and architecture of the building.
- SSA discussed the stair finishes and reported that the interior working group felt that the finishes should remain due to the prominence of the stair. DG asked that options still be investigated for the stair tread treatment that would potentially reduce the cost but complement the design and significance of the stair.
- The Vault height was discussed and it was decided to leave the design as originally submitted to maximize the storage capacity.
- DE discussed the proposal from Comtronics for BDA testing to which the Committee had no comments. PO to be issued.
- Interiors working group to meet 5/3 to discuss stair flooring, back of house flooring, and other items as needed for follow up.
- **It was moved by TG and 2<sup>nd</sup> by DG to approve the Stephen Turner Contract in the amount of \$15,000 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 5-0. (TG, DG, MK, SL, MT).**
- **It was moved by TG and 2<sup>nd</sup> by DG to approve the Consigli Pre-Con Change Order #001 in the amount of not to exceed \$10,000 on a time and materials basis and authorize SG to approve up to an additional \$5,000 for unforeseen conditions, and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 5-0. (TG, DG, MK, SL, MT).**

### Hunnewell School

- JD presented the Diamond Relocations, IRN, and Falvey Associates contracts to which there were no comments. SG confirmed all were reviewed by Town Counsel.
- JD inquired as to how the PBC would like to communicate project updates and important schedule days with the neighborhood.
  - The Committee felt that a website would provide the best approach.
  - JD to return with a proposal for updating the former school building website and monthly maintenance costs,
- JD gave a summary of the ZBA appeal considering time constraints on trucking and an interpretation if completed landscaping was required for a TCO.
  - The ZBA deferred to the WPD to have discretion in managing time of trucking deliveries. WPD is supportive of WTR's approach.
  - The ZBA commented it has no regulations with regard to TCOs and deferred to the Building Inspector to manage.
- **It was moved by TG and 2<sup>nd</sup> by DG to approve the Diamond Relocations Contract for moving services in the amount of \$103,020 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 6-0. (TG, DG, MK, SL, MT, CM).**
- **It was moved by TG and 2<sup>nd</sup> by DG to approve the IRN Contract for furniture recycling services in the amount of \$19,259 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 6-0. (TG, DG, MK, SL, MT, CM).**
- **It was moved by TG and 2<sup>nd</sup> by DG to approve the Falvey Contract for pre-construction video recording services in the amount of \$12,750 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 6-0. (TG, DG, MK, SL, MT, CM).**

### Hardy School

- JD updated the Committee about the upcoming schedule for meetings and Board submissions. DG committed to attending the 5/25 DRB hearing pending travel arrangements.
- It was confirmed that MK is the liaison for Hardy and Hunnewell.

- ES reported that the first PSI review was held with comments received. Project Team is working on responses and will submit. DPW comments have not been received to date.
- Schedule highlights:
  - 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

### New Business

- DG suggested a topic for retreat discussion would be the Project Liaison's role at Board hearings and how FMD may support/supplement/update the liaison when they are unable to attend.
- It was decided to hold the retreat on June 16<sup>th</sup> at the FMD offices.

### PBC Administrative Business

- SG presented the Meeting Minutes from 4/14/22 and MT requested a revision capturing his concern about the articulated brickwork at Hardy not being climbable. It was moved and 2<sup>nd</sup> to approve the 4/14/22 Minutes as amended. It was approved via roll call vote 5-0 (DG, MK, MT, SL, TG.)
- SG reviewed the submitted invoices to which there were no comments. **It was moved by TG and 2<sup>nd</sup> by DG 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 8:38 PM.

### Meeting Documents

- JRA Con EvalLibrary Interior Tucker Inv 9197
- Armani Eval
- Capital Eval
- Greenwood Eval
- Homer Contracting Eval
- K&K Acoustical Eval
- Pavilion Eval
- 4.27.22-Site Plan Render-Design Alternates
- 2002-THI-Slides-PBC-12\_2022-04-28\_R5
- Comtronics Quote # 46479 - RF Survey - Wellesley Town Hall BDA-3652
- Consigli Precon CO 001 Exploratory
- DRB Application\_DRAFT\_2022-04-26-reduced
- Turner Contract WTH\_STI signed\_20220405
- SUR4620 Executed Contract IRN
- Hunnewell Moving Contract Diamond DRS
- Hunnewell Falvey Contract
- Hardy Compass Invoice CPM-74-36 033122
- Hardy Environ Partners Peer Review Traffic Inv #704
- Hardy SMMA - 0056797 – 041422
- Hunnewell Compass Inv CPM 69-43
- Hunnewell SMMA Inv 56769
- PBC Minutes 4-14-22 – Draft
- Town Hall SSA 2002.01.09
- 4-28-22 PBC Agenda
- Staff Summary Agenda 4-28-22
- PBC Invoice Sign Off 4-28-22

Respectfully Submitted,  
 Stephen Gagosian  
 Design & Construction Manager

Posted 5/13/22 9:35AM