

Permanent Building Committee  
Meeting of May 13, 2021  
Online Meeting 7:30PM  
Approved

A duly called and posted meeting of the Permanent Building Committee held via online mediums, 7:30PM, May 13, 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), ~~S. Gray (SG-SC)~~, 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), A. Pitkin (AP-SMMA), K. Olsen (KO-SMMA), A. Iacovino (AI-SMMA), M. Dowhan (MD-SMMA), ~~R. Kleiner (PK-Schwartz Silver)~~, ~~S. Marshall (SM-Swartz Silver)~~, R. Lynch (RL-SDC), R. Joubert RJ-SDC), J. Pollock (JP-SDC)

### Citizens speak

- None

### Library Interiors

- Natalie from Johnson Roberts presented interiors slides showing furniture and finishes. She stated that they are on budget and on schedule. Demolition is ongoing. TG: Does PBC need to vote or approve anything? Answer is no, SL was good with the information as presented, no other questions were raised.
- SG: The Library will be re-doing the graphics in the entire library and will be paid for by Library. Question was asked whether the graphics located in the work areas could be covered by the project budget? Net cost impact to project would be roughly \$11K after applying existing credits. PBC agreed to revisit this item later in the project once it can be determined that contingency dollars remain to cover this cost. The Library proponents agreed with approach.
- Roll Barresi Associates presented graphic concepts for project work areas. Total cost in these areas: \$19,665. Existing graphic budget items will be credited for a net cost to the project of about \$9K.
- COR #1 glass doors discussion: SG: this item costs will be further reduced and we would like the ability to release this work due to schedule impacts. TG: If these items must be done and the prices are coming down he is good with moving forward.
- **It was moved and 2<sup>nd</sup> to approve Nadeau Requisition # 4 in the amount of \$87,531.00 and authorize SG to sign on behalf of the PBC, it was approved via roll call 3-0.**

### Library Roof

- Flashing color was discussed based on maintaining the warranty to the system. PBC ok with selection.

### MSBS

- SG presented OPM update.
- Mortar color not yet approved; too gray needs to be whiter. All agreed.
- An extended conversation took place regarding tracking/numbering of Change Requests. There was confusion on numbering nomenclature of Construction Contingency draws and actual Change Requests. SDC/SG will clean up the confusion and SG will report monthly to PBC review of the Contingency Log and Change Request Logs. Contingency draws will be managed by the OPM but Change Requests will be reviewed and approved by the PBC.
- **It was moved and 2<sup>nd</sup> to approve Shawmut's Requisition # 2 in the amount of \$205,996.00 and authorize SG to sign on behalf of the PBC, it was approved via roll call 5-0.**
- **It was moved and 2<sup>nd</sup> to approve Shawmut's Change Request CR-#1 (Door hold opens) in the amount of \$36,280.00 and authorize SG to sign on behalf of the PBC, it was approved via roll call 5-0. This was approved due to schedule but MM will let Mark Ito know and inform if there is an issue. Installing hold opens will not keep school from closing doors if desired.**
- **It was moved and 2<sup>nd</sup> to approve NV5 Amendment #1 for CA Commissioning Services in the amount of \$69,815.00 and authorize SG to sign on behalf of the PBC, it was approved via roll call 5-0.**

### Hardy

- RL-SDC presented slide showing current market trends for construction categories. They have seen recent increases which need to be noted and carefully monitored. Seeing that the Hardy Project is still some time off from hard bidding it will be difficult to predict what will be seen then.
- TG: Confirmed that current upper cost range of \$59M include present day costs with contingency of 8% and escalation of 10%? SDC confirmed this and a discussion took place comparing current Hunnewell SF pricing to the Hardy SF pricing and it was determined that we are about +/- \$20 PSF higher than Hunnewell. It was also confirmed that both projects SF costs included site costs. Hardy being a larger site with more roadways and site costs seemed to make some sense. TG/DG felt that the project was not too far off from the Hunnewell cost comparison goal. MM also mentioned that the Skills program has many more individual rooms than the TLC Program at Hunnewell. SL reiterated that both schools need to be basically the same on the interiors with regards to finishes and elements. DG made the request as to how we make our comparisons “apples to apples” in future discussions and the documentation to support this.
- JD presented the MSBA reimbursement methodology and discussed eligible and ineligible reimbursable costs for the project. The effective reimbursement rate on the project will be +/- 34%. Once we have the schematic budget this discussion will be revisited for a more accurate discussion.
- **MassDOT Update:** KO: MassDOT has been sent civil drawings, they discussed the possible need for a deceleration lane entering the site (a sketch was sent to them), Beta is working on additional traffic studies to submit. Will report update at next meeting.
- **PV Array:** PVs will be added into the project and will be operational when the school opens. SMMA to submit a proposal for designing the system. Installation will be part of CM work.
- **Mass Historical Commission:** Photo documentation is not being required for the Hardy Project so no further action is required. CM- will contact Art Department and inquire whether a project of photo documenting the building is an option, MT supported that inquiry. SL confirmed that there is a great deal of existing documentation on the Hardy School.
- **Community Forum:** A brief discussion took place. SL asked/confirmed that this forum is just an update to the community and that nothing will be modified or changed in the project scope. MM stated that the SC still wanted to hear feedback if any. All agreed that no budget information will be discussed at the forum, the invite should be reworded.
- JD reviewed schedule dates. Need to do a 6/3 joint meeting with all boards (SC, BOS and PBC). PBC was in agreement with this date. MK expressed some concern over schedule and asked for some flexibility. TU stated that additional presentations might be necessary to get all boards comfortable.
- In May all consultant costs for the Total Project Costs will be presented. JD stated that the 5/27 meeting will be a long meeting and maybe should be dedicated to only Hardy. Topics to include budget, design updates, consultant fees and phasing plans.
- SG stated that an additional PBC Meeting may need to be added to cover other projects. PBC acknowledged this to be a good idea.

### Hunnewell

- JD reviewed cost summary and discussed VE presentations, AP presented as follows:
  - C-01: Work beyond fence at Brook Path - \$79,030, deletion of scope was accepted.
  - C-05: Seat walls for \$36,857 was not accepted and will remain in project.
  - C-6b – A-08: Change fence base walls to CIP in lieu of granite. Decision is to keep the granite and not accept.
  - C-08: Library fence/gate and associated landscaping to meet PSI condition. PBC and Library accepted scope as presented.
  - A-06: Operable wall between Cafetorium and Gym - \$43,800. Option to increase from 10' to 18' for \$25,000. School Department wants the Operable wall and the 10' high wall is acceptable. SL expressed concern over acoustics. GS said he had experience with this exact condition in Lexington and it worked well. PBC accepted 10' high Operable Wall.
- SMMA met with Cricket Vlass initially to discuss plant materials for the project. Installing a fence at the front entry in lieu of ground level plant material. SL stated that PBC needs to be making design decisions such as this. She feels that there is presently too much fence. DG stated that the School Department needs to confirm that the amount of fence shown is desired for the project. CM will reach out to WPS for confirmation.
- An amendment to SMMA contract for BETA adding (4) meetings at a cost of \$6,600, PBC said to proceed with contract amendment.

- **PV Array:** PVs will be added into the project and will be operational when the school opens. SMMA to submit a proposal for designing the system. Installation will be part of CM work.
- JD discussed the Public Forum and said that we would include both Hardy and Hunnewell in the presentation. DG; sounds reasonable.

### **New Business**

- **UEC HazMat Consulting Contracts: Hardy: \$8,900 and Hunnewell: \$16,000. It was moved and 2<sup>nd</sup> to approve the contracts as presented and to have SG sign on behalf of the PBC, they were approved via roll call 5-0.**
- 5/27 Meeting to focus on Hardy no other agenda items.
- Should the PBC be represented at the Community Forum.
- A meeting should be added on 6/3. SG to confirm.

### **PBC Administrative Business**

- **It was moved and 2<sup>nd</sup> to approve the 4/22/21 minutes as presented, it was approved via roll call 5-0.**
- **It was moved and 2<sup>nd</sup> to approve the invoices as presented and to have SG sign on behalf of the PBC, they were approved via roll call 5-0.**

The meeting was adjourned at 9:50 PM.

### **Meeting Documents**

- WFL Interior NLR Phase I Moving Inv 18554
- WFL Interior Aquatic Environ. Inv#19096
- UTS\_Invoice\_93947 4-30—21
- PBC Minutes 4-22-21 Draft
- MSBS Weston & Sampson Inv 4210006
- MSBS FMD Transfer OT
- MSBS & Library Interior FMD Transfers April 2021
- Library Roof Russo Barr Inv 43020-2019039
- Invoice Form#1 window seats
- FMD Transfers Feb-April 2021 Multiple projects
- 2021 05 13 DRAFT MA DOT SLIDES
- Construction GSF Cost Data 210511 revised
- Copy of Total\_Project\_Budget\_Wellesley Hardy 7B draft 210512
- Form B MHC record Hardy
- Hardy Presentation\_PBC meeting 210513 draft 3
- Hardy Presentation\_PBC meeting 210513 draft2
- New England Region - Cost Update - 05-07-21
- Public School Construction GSF Cost Data 210507 from Compass
- SBC Hardy Upham Feasibility Budget
- Shawmut Market Condition Slide
- Total\_Project\_Budget\_Wellesley Hardy 7B draft 210507
- 2021 5-13 \_ PBC VE Review Library fence & gate
- Hunnewell Library Fire Lane Gate\_05112021150403
- MEMO - Fire Lane Access Gate Options at Library (5.12.21)
- 2021 5-13 \_ PBC VE Review FINAL
- 2021 4-30 \_ PBC VE Review FRIDAY DRAFT
- HES 50% CD - Scope Adjustment List (PBC Notes 4.22.21) Rev 01
- HES 50%CD Estimate Recon16 with accepted VEs 4-23-2021
- L-Hunnewell Add Historic Photodocumentation
- L-Hunnewell Add Traffic Meetings
- PBC hunnewell presentation slides\_210513 draft 2
- Bookbins Quote\_030321 WFL
- COR 1 Glass Doors

- Furniture Inventory List WFL 5-7-2021
- Library Interior Borgatti Upholstery Invoice Form#1 window seats
- OPM Update - Library 5-13-21
- Library Interior Reno Construction Budget
- Library Interior Reno Design Budget
- Systems Contracting Inc. Stored Materials Memorandum
- Wellesley Finishes 5-7-21 sm
- Wellesley\_Free\_Library\_Renovation\_Signage\_PBC\_2021\_0506
- WFL Pay Req 4
- 05-06-21 Site Visit and Photos
- 05-07-21 Site Visit and Photos
- Flashing color
- Library Roof Replacement Construction Budget
- OPM Update - Library 5-13-21
- us-02-Sarnaclad-01-1x1\_hybrisProductImages
- 190698-Allowances and Holds Balance 20210415
- CD001 Demo 3 Door Frames to be Replaced by Rated KD Frames\_REVISED
- CD002 Add Sprinkler Head at Cooler per RFI #8\_REVISED
- CD003\_Revised\_Epoxy Flooring at Kitchen Storage Area per ASI #4
- CR004 Magnetic Door Hold Open Devices per ASI #5\_REVISED
- MSBS Design Shawmut Precon CO #1 signed 12-7-20
- MSBS NV5 Amendment No. 1 CA- 041521
- MSBS Repointing Options
- MSBS Shawmut 190698 - Signed Req 2 - 5.5.21
- Wellesley MSBS - Change Request Log 20210427
- Universal Contract Hardy signed
- Universal Contract Hunnewell signed

Respectfully Submitted, Richard H. Elliott AIA, PMP Project Manager Design and Construction

Posted 5/28/21 9:40AM