

Permanent Building Committee  
Meeting of June 9, 2022  
Online Meeting 7:30PM

**Approved**

A duly called and posted meeting of the Permanent Building Committee was held via online mediums, 7:30PM, June 9, 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), B. Wilkinson (BW-SMMA), J. Williams (JW-SMMA). ~~P. Kleiner (PK-Schwartz Silver)~~, S. Marshall (SM-Schwartz Silver), K. Laser (KL-Schwartz Silver), D. Meyers (DM-DLMA), ~~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 Ruiter (TdR-BETA), A. Serrano (AS-Consigli), ~~T. Robertson (TR-Consigli)~~.

**Citizens speak**

- none

**Town Hall Interior**

- GR introduced the CD estimates and reiterated the VE process that will be undertaken in the next weeks. He called attention to the DD/CD comparison sheet as a summary of how the pricing has progressed. AS discussed the high points of the estimate covering significant items and reasons for changes among them being: further definition of scope, more detailed design, and market conditions. MK asked about contingency, AS responded that Consigli is carrying 4.25% to which MK was concerned about that being too low. SG stated that the project budget would be carrying another 10% as is done on all projects. DG inquired about the next steps to which AS & GR answered that further investigation and pricing of VE items identified by the team will be presented at the next meeting.
- MK asked if the project budget is including the leasing and moving to temporary space, GR answered yes and that FMD would procure the lease. MK also inquired about the clerk of the works position and how it would be filled, SG said that no decision had been made yet but the budget was carrying enough to outsource.
- KL presented the DRB comments and proposed designs including the following:
  - Bell location and decommissioned entrance was discussed at length. The solution of a small plaza with the bell set into the recess of the building seemed like a good approach. MK suggested looking at possible access to the bell from the sidewalk. DG commented that more design was needed in placing the bell and providing an appropriate base.
  - Roof vents were shown as revised to lower profiles. MK & DG inquired about the project need for this scope vs. reacting to DRB and adding scope. SM explained that this scope was always in the design and the design was just utilizing the existing framed openings, the only add was changing the gooseneck vent which he considered a minor cost. The Committee agreed with the approach.
  - Mechanical screening was shown as an increase in planting density around the units. The chain link fence is for security only and PBC feels that a taller and more opaque enclosure will be detrimental to the design and desired outcome, feeling that natural screening was much more appropriate for this building and site (parkland). DG suggested looking at a denser chain link spacing of 1" squares. Team to study.

- Other items discussed included; the memorial tree location, monuments locations, and relocated benches to which the Committee had no comments
- GR presented the Consigli proposal for shoring design Town Counsel's review found the approach acceptable and had no issues with EOR designing the shoring since there is no contract directly with the Town for this. This approach was taken due to the complex nature of the work and logistics The team felt this was a prudent pre-construction activity to help mitigate potential issues during bidding and construction. The Committee has no issues and authorized that the proposal be put into a pre-con change order.
- GR presented The UEC contract, the Committee had no questions
  - **It was moved by DG and 2<sup>nd</sup> by SL to approve the UEC Contract for Hazardous Material Services in the amount of \$1,800 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 3-0.( DG, SL, MK).**

### Hunnewell School

- BP discussed the options and relative pricing for the safety anchoring system. After weeks of discussion and analysis BW felt that option 1 was the only structurally viable solution. The PBC did not want to visit option 3 as it involved losing too many PV panels. This fall protection is an OSHA requirement and is for servicing the panels. Option 1 has a cost increase due to missed scope at bidding and lack of details/coordination in the bid set. The total cost above the GMP is \$155,551 which is comprised of \$48,651 missed scope which will come from the CM contingency and \$106,900 added steel scope which will be an owner change order. BP requested approval and vote but no formal document was provided, the PBC approved of the change and verbally authorized WTR to proceed so as not impact the steel schedule.
- BP presented Requisition #4 to which there were no questions.
  - **It was moved by DG and 2<sup>nd</sup> by SL to approve the WTR requisition #4 in the amount of \$602,198 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 4-0.( DG, SL, MK, CM).**

### Hardy/Hunnewell Schools

- JD presented CPM's proposal for website restart and updating for both schools. MK asked if the School Department will have any use for this other than construction updating. MM replied that the only items would be to upload any presentations to the PBC for Hardy and that all other School Department communication will be handled by other means. The Committee accepted the proposal, JD to return with two amendments, one for each school.
- Energy rebates were briefly discussed and it was decided to discuss off-line with JL, TG, MK, CPM, & SMMA and return with more definitive information of costs and schedule impacts. JD to facilitate.

### Hardy School

- JD presented the Select Board's recommendations which included keeping the traffic light, creating a 10' wide pedestrian path between Hickory and Lawrence Roads, and allowing traffic to exit to Route 9 at school pick-up. DG asked what lead to the 10' width, MJ responded that this would enable bicycle and pedestrian use and the bollards would prevent vehicular use. SL asked about maintenance, JD replied it would be maintained year-round.
- JD stated that the drive to Route 9 would remain 3 lanes with the right lane remaining open for exit access. This would also need some gate study at the Route 9 entrance. MK inquired about the reasoning for this, JD replied the Board wanted to relieve traffic pressure from the Weston Road entrance at pick-up. MJ further added the desire to reduce car idling. TU offered that this was a suggestion pending further analysis by the PBC and project team. SL expressed safety concerns about the open lane access being a potential hazard with pedestrians.
- JD discussed the sidewalk replacement scope outside of the 600' PSI limit and stated that he requested the project have relief on this scope due to budget issues. The Board agreed to consult with DPW to see if there were other cash capital funds available for this. MJ said that she has discussed the Weston Road

portion of this with DPW and it may be able to be absorbed under the currently scheduled Weston Road work.

- MR reviewed the DRB comments for building and site which included: variation in material, fenestration elements, massing for the building and proximity to Lawrence Road houses, hardscape play area's relationship to trash area, amount of pavement, landscaping along Weston Road, and request for tree replacement analysis and photometric study for the site. JS asked if the Committee wanted SMMA to study and present at the next meeting, DG replied that would be very helpful but cautioned against increasing the scope and cost.
- SL inquired about potential elements from Upham being utilized in the project. MR replied that this has not been considered yet but SMMA will study,
  - **It was moved by DG and 2<sup>nd</sup> by SL to approve the Shawmut Pre-con requisition #6 in the amount of \$9,640.94 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 4-0.( DG, SL, MK, MM).**

### MSBS

- SG presented DCAMM evaluation for Chapman and Shawmut Requisition #15. MK inquired as to the status of the punch list to which SG replied it was complete. The Committee was in agreement with the evaluation.
  - **It was moved by DG and 2<sup>nd</sup> by MK to approve the Shawmut Requisition #15 in the amount of \$94,242.12 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 4-0.( DG, SL, MK, MM).**

### New Business

#### PBC Administrative Business

- SG presented the Meeting Minutes from 5/19/22 & 5/26/2022 to which there were no comments for 5/19/22, 5/26/22 was not considered due to quorum issues.  
**It was moved by DG and 2<sup>nd</sup> by MK to approve the 5/19/22 Minutes. It was approved via roll call vote 3-0 (DG, MK,SL)**
- SG reviewed the submitted invoices to which there were no comments.  
**It was moved by DG and 2<sup>nd</sup> by MK to approve the invoices as presented. It was approved via roll call vote 3-0 (DG,SL,MK).**

The meeting was adjourned at 9:38 PM.

#### Meeting Documents

- Reconciliation Worksheet - BP 60% CD 06.07.2022Hardy Compass Invoice - CPM 74 37 04302
- THI Budget 6.7.22
- WTH - Interior Renovation - 60% CD Estimate - Consigli 6.7.2022
- 2002-THI-Slides-PBC\_2022-06-09\_R3
- PBC Town Hall Interior Design Budget
- THI DD Budget
- Universal Contract
- CPM Webservices Proposal 220602\_draft
- Hunnewell - Final Requisition #04 - May 2022
- Memo for Bldg Anchor System
- 2022-5-20-60PC CD-Meeting&MilestoneSchedule\_draft
- 2022-06-8\_DRB DRAFT-02
- Hardy SMMA Inv 56969
- Hardy Construction Budget
- Hardy project email – Lin
- Hardy PSI recommendation feedback – McCarron
- Resident letter-hardy school renovation
- 190698 - Wellesley MS - Req 15 - 05.31.22 -Signed\_retainage
- Chapman Eval
- Hardy Environmental Partners Inv 962

- Hardy Shawmut Precon #6
- MSBS Cx NV5 Invoice - 18 -271728 – 052822
- PBC Minutes 5-19-22 – Draft
- PBC Minutes 5-26-22 – Draft
- THI Consigli Precon Inv #3 May 2022
- THI Schwartz Silver Inv 2002.01.10
- 6-9-22 PBC Agenda
- PBC Invoice Sign Off 6-9-22
- Staff Summary Agenda 6-9-22

Respectfully Submitted,  
Stephen Gagosian  
Design & Construction Manager

Posted 8/12/22 1:35PM