

Permanent Building Committee
Meeting of June 24, 2021
Online Meeting 7:30PM
Approved

A duly called and posted meeting of the Permanent Building Committee held via online mediums, 7:30PM, June 24, 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, ~~C. Smith (CS-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), ~~Eric Mulligan (SMMA, EM)~~ A. Iacovino (AI-SMMA), M. Dowhan (MD-SMMA), ~~P. Kleiner (PK-Schwartz Silver), S. Marshall (SM-Swartz Silver),~~ R. Lynch (RL-SDC), ~~R. Joubert (RJ-SDC),~~ Joe Pollock (JP-SDC), ~~Bob Wico (BW-SDC), Blane Petterson (BP-SDC), Dan Deherly (DH-SDC)~~

Citizens speak

- There was nobody for Citizen Speak

Library Interior

- SG presented an update, there are carpet issues due to custom materials possibly pushing out Substantial Completion. DG asked what was the issue, SG stated it's the custom materials so they are trying to split the order so custom materials can follow the non-custom part of the order. Will report next meeting. SG briefly discussed entrance issues.
- Reviewed CO #1: COR #15 is T&M on electrical items missed on the Demo drawings, mostly concealed conditions and FA items.
- **It was moved and 2nd to approve CO #1 in the amount of \$5,156 and authorize SG to sign on behalf of the PBC, it was approved via roll call 5-0.**
- **It was moved and 2nd to approve "Butterfly Contract" in the amount of NTE \$30,000 which was the budgeted amount carried and authorize SG to sign on behalf of the PBC, it was approved via roll call 5-0.**
- MK asked if materials for the Butterfly Contract will be fabricated off site? SG confirmed yes and that he will verify the hours and scrutinize invoices. MT was ok with process.
- LUMES interactive LED wall panel is packed and ready for shipping.

Library Roof

- SG gave project update. DG confirmed SOV are at 100%. SL asked if construction monitoring was worth the cost? SG confirm it was, with the benefit of a very small punch list.
- **It was moved and 2nd to approve Greenwood Req. #2 in the amount of \$159,647.50 and authorize SG to sign on behalf of the PBC, it was approved via roll call 5-0.**
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Middle School Systems (MSBS)

- SG gave project update, project start up and demolition commencing.
- **It was moved and 2nd to approve Change Order #2 in the amount of \$40,446 and authorize SG to sign on behalf of the PBC, it was approved via roll call 6-0.**
- Several COR's were reviewed (door hardware, exhaust arms for the metal working benches, millwork, locks, door hardware, revisions to controls). These will be rolled into a Change Order.
- **It was moved and 2nd to approve Shawmut Change Order #1 in the amount of \$61,675 and authorize SG to sign on behalf of the PBC, it was approved via roll call 5-0.**

Town Hall Interiors

- GR provided an update to the project as follows:
 - Schwartz/Silver contract was received back from Town Counsel
 - Ready to start with scanning of the Town Hall interiors

- A discussion took place by all on the PBC re: using a Construction Manager at Risk delivery model for the project in lieu of bidding the project. Many different topics were discussed including: are historical issues an issue, will destructive investigative demolition be needed, will pre-con services benefit the project, level and quality of documents needed etc. FMD to work with Schwartz/Silver and define the benefits of going CMR vs bidding.

Hunnewell

- JD presented agenda.
- DG discussed the need to focus these presentations into items that the PBC needs to make decisions and possible votes to keep the project moving forward. The revised agenda format was perfect.
- Proprietary items decisions and discussion:
 - PBC discussed and voted to accept (for both projects) and or need for additional info:
 - Johnson Controls – Metasys: Hold (need additional clarification from SMMA re: VRF provided controls and interface with Johnson)
 - Genetec security system: Accepted
 - Schlage hardware: Accepted
 - Elkay drinking fountains: Accepted
- Bid Alternates: an extended discussion took place regarding possible bid alternates. TG thought that the PV Array might be an item to be carried as an Add Alternate to the projects. MK thought that doing this might make the PV Array seem expendable to the project and will be the first thing cut from the project. MT agreed with MK but thought it gave the PBC a vehicle to bring the budget into alignment if needed. CM thought this might help if MLP steps up to install, discussions have been taking place re: funding.
- JD presented recommendation for the Structural Peer Review to move forward with Bernard Doherty P.E. as the consultant. PBC voted 6-0 to proceed to contract with this recommendation.
- A number of design changes were reviewed (stepped classroom ceiling design and exterior elevations/materials).
- Double-sided high wall at the Service Area was discussed. AP stated they had successfully built similar walls and the PBC agreed to keep it in the project but to carefully address the issues related to its construction, snow drifts, and the low louver locations.
- SL stated that interiors package looks to be on track moving forward.

Hardy

- JD reviewed agenda: vote to approve budget for submittal to MSBA, vote for Shawmut Phase 1 Pre-construction services.
- AP and Beta presented the Hardy site plan and traffic analysis. There was much discussion and some disagreement of using the Lawrence Road entrance to the site. The following points need to be addressed:
 - More study work required prior to Town Meeting
 - Need to address Community concerns about using Lawrence Road as an entry point to the site.
 - Utilize Route 9 access more in lieu of the Lawrence Road access.
 - Vote to be taken to move site plan development forward with additional study work needed.
- AP presented updated floor plans and elevations for comment. DG stated that the elevation are moving in a positive direction.
- JD presented MSBA funding changes that will be affecting the Hardy Project.
- JD reviewed the budget to include the Feasibility Study phase so the final number will be \$72,5M for submission to the MSBA.
- **It was moved and 2nd to approve the Hardy Site Plan as presented with additional studies being presented prior to Town Meeting. It was approved via roll call 5-1.**
- **It was moved and 2nd to approve the authorization of Compass Project Management to submit the Schematic Design Report and related materials as reviewed to the MSBA subject to any modifications they deem necessary. It was approved via roll call 6-0.**

- It was moved and 2nd to approve Shawmut Design and Construction contract for Construction Management Services for the Hardy School in the amount \$36,010 for Pre-Construction Phase 1 and authorize Steve Gagolian to sign on behalf of the PBC. It was approved via roll call 6-0.
- It was moved and 2nd to recommend a proposed 80,039 GSF building, Shawmut Construction Schedule with occupancy in August 2024, and a not to exceed budget of \$72,500,000 inclusive of the previously funded \$2,500,000 from feasibility study to form the basis of the Hardy Elementary School Project Submission to the MSBA. It was approved via roll call 6-0.

New Business

- Revisions to PBC bios, members' roles and responsibilities were discussed.
- PBC Memo header was adjusted to reflect role changes on the PBC.
- Remote Meetings were discussed.

PBC Administrative Business

- It was moved and 2nd to approve the 6/3/21 minutes, it was approved via roll call 5-0.
- It was moved and 2nd to approve the 6/10/21 minutes, it was approved via roll call 5-0.
- It was moved and 2nd 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 10:00 PM.

Meeting Documents

- 6-24-21 PBC Agenda
- PBC Invoice Sign Off 6-24-21
- Hardy Compass CPM 74-26
- Hardy Oracle Submittal Ex Inv 8610867
- Hardy SMMA Inv 54979
- Hardy UEC Invoice 8874
- Hunnewell Design Compass Inv CPM 69-33
- Hunnewell Design SMMA Inv 54973
- Hunnewell Precon WT Rich Inv 202002-08
- Hunnewell Townsman Gatehouse Media Inv CN13960627
- MSBS FMD OT Transfer
- MSBS Harriman Invoice 2105088
- MSBS Materials Transfer
- Multiple projects FMD Transfer 2
- Multiple projects FMD Transfer 3
- Multiple projects FMD Transfer 4
- Multiple projects FMD Transfers 1
- PBC Minutes 6-3-21 Final
- PBC Minutes 6-10-21 Draft
- WFL ENESS Inv 1091
- WFL FMD Transfer Dumpster for Cleanout
- WFL Johnson Roberts Inv C21
- WFL Temp Space Utilities FMD-MLP Transfer
- Staff Summary Agenda 6-24-21
- Bates Arrival_ Dismissal Plan 2020
- Fiske Arrival (with before school care) and Dismissal Procedures 2019-2020
- Hardy CM at Risk Shawmut Contract
- Hardy Elementary School - PBC 6-24-2021 FINAL
- Hardy School Arrival_ Dismissal Procedures
- Hunnewell Arrival_ Dismissal
- PAWS at FISKE Arrival _ Dismissal Protocols

- PAWS at FISKE Car Line Arrival _ Dismissal Protocols 2020
- PBC full budget motion 210622 draft
- SBC Hardy Upham Feasibility Budget
- Schofield drop off pickup
- Sprague parking lot (1)
- Total_Project_Budget_Wellesley Hardy 7B draft 210617 rev5
- Upham Arrival and Dismissal
- 2021 6-24_ Working Group Interior Review Mtg 1 – Final
- I_Proprietary_Product_GENETEC
- I_Proprietary_Product_METASYS
- I_Proprietary_Product_SCHLAGE-Allegion
- I_Proprietary_Product_WATERFTN
- Review of Thermal Block, Underslab insulation and EUI
- Struct Peer Review_Recommendation to Award_Benard Doherty
- Childrens Room Hydration Station and Exterior Middle School Room with Interactive Wall
- Cloud ceiling with curved framing new light fixtures – Copy
- CO 19012.01 WFL signed GC-Arch (2)
- Contract - Goods Origamid_Signed by Oragamido_Inc_2021_June_16
- COR 002 Coiling screen credit
- COR 016 Carpet revisions
- Library Interior Reno Construction Budget
- Library Interior Reno Design Budget
- Lumes IMG_5497
- Lumes IMG_5500
- Lumes IMG_5502
- Lumes IMG_5504
- Meeting Rooms Progress – Copy
- OPM Update - Library 6-24-21
- View of Cafe Area looking toward Front Lobby Entrance at right
- Wellesley Free Library Interior Renovations Scheudle 5-21-21
- WFL Interior Nadeau Email re carpet
- WFL Renovation Project_Daily Report 34_06152021
- 06-11-21 site Visit and Photos
- Library Roof Greenwood Req #2
- Library Roof Replacement Construction Budget
- OPM Update - Library 6-24-21
- Art Rooms_NH-2020-07-10
- Copy of WMS Art and Cafe Technology
- MSBS - Shawmut Owner Change Order #02
- MSBS Construction Budget
- MSBS GMP Tracking – Abbie
- WMS Cafeteria Signage 3-9-21_NH-2020-08-182 (1)
- WMS Daily Report 009 - 2021-6-22
- Feasibility Studies and ATM Presentation
- PBC Email Attachment

Respectfully Submitted,

Richard H. Elliott AIA, PMP
Project Manager

Posted 7/9/21 7:50AM