

Permanent Building Committee
Meeting of July 8, 2021
Online Meeting 7:30PM
Approved

A duly called and posted meeting of the Permanent Building Committee held via online mediums, 7:30PM, July 8, 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: 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)~~, 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)~~, J. Pollock (JP-SDC), ~~Bob Wice (BW-SDC)~~, ~~Blane (B-SDC)~~, ~~Dan Doherty (DH-SDC)~~

Citizens speak

- None

Library Interior

- SG gave update to schedule and rental space.
- CORs 001R1, 005R2, 012,018, & 019 were reviewed and accepted by the Committee for incorporation into Change Order 02. The Committee agreed with T&M not to exceed for COR 012 Lumes wall installation.
- SG presented Nadeau requisition #06. DG inquired what was cut, SG responded that it was project management for finish carpentry and material for the coiling screen.

It was moved and 2nd to approve Nadeau Requisition # 06 in the amount of \$186,510 and authorize SG to sign on behalf of the PBC, it was approved via roll call 4-0.

MSBS

- SG presented Shawmut requisition #04 and confirmed it had been reviewed by the OPMs and architect
- SG reviewed exterior colors: Mortar is close but too yellow - mason to adjust, Limestone was very close as a dry sample, pending sample patch drying to same color, Caulking (light beige) was selected by SG as a good color for all applications to which the Committee agreed. Updates to follow on mortar and limestone patch.
- The damaged kitchen slab was discussed and the Committee agreed with the fix. SG authorized Shawmut to proceed T&M to save time.

It was moved and 2nd to approve Shawmut Requisition # 04 in the amount of \$622,807.99 and authorize SG to sign on behalf of the PBC, it was approved via roll call 5-0.

Town Hall Interior

- GR presented the Schwartz Silver design phase contract for signing. DG inquired as to percentage of construction and felt the explanation of fees was sufficient. SG noted that the project is IT and AV heavy and included significant site and utility work which was driving the fee.
- CM @ Risk procurement approach was discussed considering SSA's memo and DG's comments about his preference for the CM approach to which the Committee agreed.
- **It was moved and 2nd to approve the SSA Contract for design through bidding services in the amount of \$1,296,539 and authorize SG to sign on behalf of the PBC, it was approved via roll call 4-0.**
- **It was moved and 2nd to approve using Chapter 149A CM @ Risk to procure construction services for the project and authorize FMD to submit the application to the IG on behalf of the PBC, it was approved via roll call 4-0.**

Hunnewell

- JD and AP presented proposed turn around at Library gate for WPD use. The turnaround will allow for snow plowing and 3-point turning. This was preferred by FMD to avoid potential maintenance and mechanical issues with a power operated gate. Project team to follow up with WPD and confirm. The Committee agreed with this approach.
- After review by the SD, the play area gate has been changed to a lift type gate. CM said this was preferable for visual access to play area. The Committee took no exception.
- AP discussed the results of the mockup review, the general preference appears to be a darker brick, light phenolic panels, darker granite, and the ashlar Arriscraft stone. DG stated that further enhancement and expression could be achieved through mortar color, bond patterns, and pattern breaks within the brick accent panels. DG encouraged AP to look at the Town Hall mortar as a good example of potential effect mortar can have on masonry. TG questioned whether the brick would be too dark in shadow. DG answered the brick will take on many appearances depending on weather and sunlight. DG expressed a preference for the darker granite as it seems to ground the building well. Option 1 is to be utilized going forward with the brick being more red and less iron spot. The Committee gave permission to remove the mockup. SMMA will continue to develop details and color approaches.
- JR presented a first look at the 90% estimate showing a 5.8% increase over the 50% estimate. There have been price increases across the board with a very significant increase in steel. TG questioned the 45% increase in steel and DG asked if there were design or detail changes driving this. Estimate to be discussed in detail at next meeting after review and reconciliation with SMMA's estimate.
- TG expressed concern about the bid date, saying August if not a good month to be bidding due to vacations and contractors finishing summer projects. It was suggested to move the bidding to 9/7 and allow 3 weeks for bids with a potential for a 1-week extension pending addenda activity. The Committee felt a GMP with major subcontractor prices confirmed would be adequate for Advisory and Town Meeting. Advisory meeting could be moved back if needed. TU suggested that if this is the case and an earlier meeting would be advisable to introduce the project. Project team will do this when presenting Hardy to Advisory, if needed due to bidding timeline. The Committee concurred with the bid date of 9/7.

Hardy

- JD indicated that MSBA documents have been submitted.
- MSBA will invite TG & DL to attend meeting for eligible costs review.
- TG asked about further traffic and site circulation analysis and felt the scope was straight forward, what does the site look like without the Lawrence Road access. DG felt this was needed and an appropriate time to study this considering the neighborhood feedback. TU asked that WPD be involved in the process. KO stated that a scope proposal would be in the Friday night package with pricing to be completed the following week. DOT's input, concerns, and coordination were discussed. SMMA to facilitate and follow up.

PBC Administrative Business

It was moved and 2nd to approve the 6/24/21 minutes as presented, it was approved via roll call 4-0.

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 4-0.

The meeting was adjourned at 9:10 PM.

Meeting Documents

- PBC Minutes 6-24-21 Draft
- Harriman Invoice 2106045
- Hunnewell Invoice_8583970_16716790 Oracle
- Library Roof Russo Barr Inv 63021-2019039

- MSBS FMD ASAP Transfer
- MSBS FMD OT Transfer 6-23 to 6-29-21
- MSBS FMD Transfer Alarm
- MSBS FMD Transfer OT 6-30-21
- MSBS School Dept Transfer Crates
- MSBS UEC Inv 8926
- MSBS Weston & Sampson Inv 621002
- NV5 Invoice MSBS
- WFL Interior FMD Transfer Temp Space MLP Electric June Actual
- PBC Hunnewell Design Budget
- 2021 7-08_ Exterior Materials – DRAFT
- I_20210701_Request for Decision_AccessGates
- COR 001R1 Children's door operator
- COR 005R2 Cafe wood wall credit
- COR 012 Lumes Wall
- COR 018 Nadeau T&M
- COR 019 T&M sprinkler
- IFJO9747
- JVPC3688
- KTGZ6849
- Library Interior Reno Construction Budget
- OPM Update - Library 7-8-21
- Wellesley Free Library Interior Renovations Schedule
- XQVG8511
- 079205-002-00 Exterior Joint Sealant Mock-ups_AAN
- 190698 - Wellesley MS - Req 4 - June 2021 - 7.2.21a (1)
- limestone color
- mortar color
- MSBS Construction Budget
- MSBS GMP Tracking – Abbie
- OPM Update - MSBS 7-8-2021
- Wellesley Middle School 3 week look ahead 7-05-21 thru 7-23-21
- WMS Daily Report 017 - 2021-7-1
- WMSBS - 2021-6-29 Faculty lunchroom servery demo
- WMSBS - 2021-6-30 Existing conduit with outlets on ductwork to be demolished in crawl space (2)
- WMSBS - 2021-6-30 JMK wood doors (not billed for June)
- WMSBS - 2021-7-1 Caulking abatement at E wing south elevation
- WMSBS - 2021-7-1 Slab on grade saw cutting in the kitchen for new plumbing
- 2002-Memo-149A-2021-07-06
- TH Interior Design Contract 7.8.21-Signed-PAK

Respectfully Submitted,
 Stephen Gagosian
 Design and Construction Manager

Posted 7/23/21 1:30PM