

Permanent Building Committee  
Meeting of July 14, 2022  
Online Meeting 7:30PM

**Approved**

A duly called and posted meeting of the Permanent Building Committee was held via online mediums, 7:30PM, July 14, 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), J. Williams (JW-SMMA), ~~M. Dowhan (MD-SMMA)~~, ~~E. Mulligan (EM-SMMA)~~, ~~P. Rebuck (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)~~, J. Badershall (JB-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)~~. M. Jarvis (MJar-Shawmut), ~~K. Ho (KH-BETA)~~, ~~T. de Ruiter (TdR-BETA)~~. ~~A. Serrano (AS-Consigli)~~, ~~T. Robertson (TR-Consigli)~~, R. Stock (RS-Consigli).

**Citizens speak**

- none

**Town Hall Renovation**

- GR presented the recommendations for proprietary specification items. TG asked if there was any unit price deals with any of these repeat products, to which SG responded that we receive fair and consistent pricing.

**It was moved (MT) and 2<sup>nd</sup> (SL) to approve the proprietary items as submitted. It was approved 4-0 via roll call vote (SL, TG, MK, and MT)**

- GR gave a brief project update: The 95% Construction Documents were submitted last week and are in Submittal Exchange for the Committee's review, the DRB Recommendation Letter is in packet and is consistent with the comments shared with the PBC at the last meeting, and a sample of an alternate toilet room wall tile is currently available to view in the Select Board's area of Town Hall.
- GR asked if anyone would like to volunteer for to attend the ZBA meeting on 7/21 and it was decided to follow up on this via email so DG can be included in the request.
- SM presented details for PBC comment:
  - Acoustic panels were added in all Juliani Room and Vestibule coffers for a consistent look, and to hide the surface mounted electrical feeds to the light fixtures and other elements. TG asked where the fixtures are fed from and SM responded it has not been finalized but they would be fed from adjacent rooms and run along the back of the deeper beams.
  - Proposed a metal panel detail above the Juliani Room glass wall to be in munz metal (to match the bronze hardware for the door/system), or alternately a colored aluminum to match the grey paint on the windows. SL noted this was not near a window and the bronze look would look nice with the wood beams. TG asked why it can't be painted drywall. PK suggested possibly using bronze anodized aluminum. GR recommended the Design Team look at this further and come back with options/preference.
  - Options for the Great Hall projection wood screen enclosure were presented. The PBC agreed a simple, minimal custom painted enclosure was preferred.

- The proposed glass wall treatment (decals) were reviewed. SL asked if the Town seal was under consideration to be changed. TU and MJ were not aware of any proposed change, and thought the seal was appropriate for the space. The Juliani Room dot pattern was presented and SM confirmed they are located per best practice for safety. SL and TU suggested the full Select Board review the use of the Town seal design in the Great Hall.

### Hunnewell School

- AP reviewed the submitted granite base sample. Physical samples will be on site next Wednesday for review. BP stated we need approval by the end of the month. TG suggested we stay with the submitted material unless there is an objection by the PBC/MM next week.
- JB stated that so far only one material submitted has been an “equal”, while all other materials and colors submitted have been the Basis of Design and have been signed off on. TG asked if the ripple porcelain tile was proud of the other tile and could have sharp edges, to which JB replied they are the same thickness as the other tiles (and behind the fountains). SL asked if the “sensory” textured tile is easily cleaned and JB responded it is. Rubber flooring will be neutral with color accents. Acoustic tile ceilings were an “equal” provided by USG.
- JB stated that there will be an interior room mock-up. TG asked the purpose of the mock-up and JW and BP responded it is to set the standard for the construction before being repeated throughout. JD said it was also for some minor pattern tweaking and AP stated it would help with the selection of the paint color in real light. TG questioned bringing in contractors to produce a single room on a fast-track project and BP stated this is typical so they can mass produce the detailing with confidence on a fast paced schedule.
- ES gave an update on the move management. We will be receiving a report on where the extra furniture was sent and JD stated there might be a slight up-tick in the cost (that will come out of the swing space budget).
- ES gave an update on construction progress. BP stated the off-site improvements will start in the beginning of August.
- JD submitted a memo documenting the PCO process. Any change should come as a field bulletin from the design team. Minimize T&M and CCD work. Team will include a PCO memo in the packet to keep the PBC updated on the costs on the horizon (potential and proposed PCO's). MK asked if the wording “CPM to approve with FMD support and oversight” is consistent with previous projects and if FMD is satisfied with the proposed process. SG responded it is consistent and FMD has discussed this at length.
- WTR Requisition #5 was discussed. TG asked if WTR is visiting items stored off-site, to which BP answered not if they can verify via photographs. JD stated they would look to the PBC for the level of expense they would like to spend to send people to check on material, for instance the steel that is coming out of Canada. MK asked if steel is FOB job site. JD stated he would look at the Contract. TG stated he thinks we get the title when stored but the material is insured until it reaches the site. TG asked FMD to ask Town Counsel for their interpretation. MK asked to remove “final” from the file name.

**It was moved (MT) and 2<sup>nd</sup> (SL) to approve W.T. Rich Payment Requisition #5 in the amount of \$423,064 and authorize SG to sign on behalf of the PBC. It was approved 5-0 via roll call vote (SL, MK, TG, MM, and MT).**

- GR asked if the PBC would like WTR's 2-week-look-ahead the Wednesday before the meeting or the Wednesday before the Friday packet deadline. The committee agreed to the Wednesday before each meeting.

### Hardy School

- JD stated that the MSBA sent their comments back and the team has responded. The MSBA has put the Town on notice that since the building has shrunk in size, and that the reimbursement may be reduced.
- JD stated the project has successfully received an approved order of conditions from the Planning Board. MJ worked with the DPW to reduce the sidewalk improvement scope.
- JD stated DRB is still open. Also, the team wants to start soil management in February, so it is critical to work through this during the ZBA approval.

- JD stated that it would be helpful to have a PBC member attend the next DRB meeting to help bring it to conclusion.
- MR presented exterior design responses to the DRB recommendations, including more mix of materials, more brick colors, more distinguished entries, and a concern with the school's proximity to Lawrence Road.
  - The rear entry was discussed. MK inquired about the size of the trees and suggested showing more mature trees. TG questioned the security of this entrance, to which MR replied it is a controlled entrance for faculty and students during the day. MK suggested investing in the front entry rather than both. SL suggested calling one a public entry and the other a non-public (staff) entry.
  - SG pointed out the DRB is an advisory group and they make recommendations but they are not binding to a permit (unless the ZBA decides to adopt their recommendations). It was reemphasized that it would be helpful if Tom and/or Matt attended the next meeting to help with the fiscal constraint conversation.
  - SL stated the front entrance had the appropriate scale for small children.
- MR presented the site design responses to the DRB recommendations, including the buffer at Weston Road, the trash loading area, consistent palette of materials for outdoor classrooms, planting at the gym, the bio-retention area (maintenance concerns), and reducing the road width.
  - MR stated the road width would be looked at (with no commitment to reducing it) but would need Fire and Police approval.
  - The acoustic engineer's recommendation is to move generator further from property line.
  - JD stated the turning radius for trucks is being investigated at the proposed loading area design.
  - SL suggested the path at the dumpster area be relocated around the corner of the service plaza. MM supported this and was concerned with site-lines behind any fence.
  - The committee agreed with the proposed tree buffer and that the trees should be on the street side of the fence, and no trees along the street where snow removal occurs.
  - Decomposed granite is being proposed for outdoor classroom areas.
  - The school requested adding metal picket fencing around skills area.
  - A tree replacement study was presented showing project is replacing almost as many trees as removing.
  - A photometric study was shown to show that light does not extend beyond the property borders.
- MR stated the DRB was generally satisfied with the site improvements.
- MJ stated that the legislation is still working on remote meeting laws but the expectation is that remote meetings will continue to be allowed beyond the July 15th deadline.
- JD presented Shawmut Pre-Con Requisition #7, to which there were no comments.

**It was moved (MT) and 2<sup>nd</sup> (SL) to approve Shawmut Pre-Con Requisition #7 in the amount of \$9,640.94 and authorize SG to sign on behalf of the PBC. It was approved 5-0 via roll call vote (SL, MK, TG, MM, and MT).**

### **New Business**

- MK expressed that the interior presentation of materials and colors that were previously approved by the PBC and/or were equals that SMMA approved, don't need to be seen by the PBC again unless there is a substitution that SMMA has a question or concern about, or alters the delivery of program or appearance. TG stated the PBC does not need to review material submittals that meet the specifications. MT stated the material could still be submitted to the PBC for information, knowing the PBC will review and raise any questions.
- MK stated the Hardy sketches presented to the DRB were child-like and future presentations to boards should be more professional.
- MT asked about the handling of email inquiries from neighbors (like the one about the brick with the family member name on it) sent directly to the PBC, to which SL stated the School did a good job responding. SL said she followed up with the Team and the bricks are being moved to the new project.

## **PBC Administrative Business**

- The 6/9 meeting minutes could not be voted on because there was not a quorum of eligible members in attendance.
- SG presented the 6/23/22 minutes for review and approval, to which there were no comments.

**It was moved (MT) and 2<sup>nd</sup> (TG) to approve the 6/23/22 minutes as presented. It was approved via roll call vote 4-0 (SL, MK, TG, and MT).**

- SG presented the submitted invoices for review and approval. SL inquired about the “additional crate rental” for Hunnewell, but the invoice was not worded correctly and did not reflect a significant additional cost requirement for extra crates.

**It was moved (MT) and 2<sup>nd</sup> (SL) to approve the invoices as presented. It was approved via roll call vote 4-0 (SL, MK, TG, and MT).**

The meeting was adjourned at 9:38 PM.

## **Meeting Documents**

- Hardy Environmental Partners Inv #1170
- Hunnewell Cleanout FMD Transfer 6-10 & 6-11-22
- Hunnewell Cleanout FMD Transfer 6-15 through 6-30-22
- Hunnewell Diamond Relocations Invoice # 4557
- Hunnewell Diamond Relocations Invoice # 4558
- MSBS NV5 Invoice - 19 -271728 – 062822
- PBC Minutes 6-9-22 – Draft
- PBC Minutes 6-23-22 – Draft
- SDC - MSBA Wellesley Hardy ES Application #7 - Notarized & Signed
- THI Comtronics Invoice - 1 - 2022\_07\_07 apprvd
- THI Consigli Precon Invoice 2743-04
- THI Schwartz Silver Inv # 2002.01.11
- THI Stephen Turner Cx Inv 4270
- PSI-22-01 HARDY comments\_SMMA responses 2\_draft
- PSI-22-01 HARDY\_updated submission\_07052022
- Route 9 Access Memo\_20220705
- 2022 07 14 PBC Exterior Presentation- Draft
- Hardy - vehicle gate operations
- Hardy School Presentation 2022-07-13\_DRB
- Shawmut Wellesley Hardy ES req #7 - Notarized & Signed
- Wellesley, Hardy ES - DD Review Comments - District's Response w attachment
- 2022 07-08\_ CA Interior Submittals Review rev2
- 2022 7-08\_ Exterior Materials Submission- DRAFT
- CO Approval Process Memorandum 7.08.2022 rev2
- Hunnewell - Final Requisition #05 - June 2022
- Hardy Construction Budget
- Hunnewell Construction Budget
- Library Interior Reno Construction Budget
- Library Interior Reno Design Budget
- Library Roof Replacement Construction Budget
- MSBS Construction Budget
- PBC Hunnewell Design Budget
- PBC Projects - Total Expenditures Across Phases

- PBC Town Hall Interior Design Budget
- SBC Hardy Upham Feasibility Budget
- 525 Washington St DRB Recommendation 22-24
- 2002-THI-Slides-PBC-16\_2022-07-14
- TH Proprietary Items + Vault 7.14.22
- Wellesley Town Hall - Proprietary Spec - Fire Vault
- 7-14-22 PBC Agenda
- PBC Invoice Sign Off 7-14-22
- Staff Summary Agenda 7-14-22
- Zoom info PBC July 14th

Respectfully Submitted,

Glenn D. Remick  
Project Manager

Posted 7/29/22 10:35AM