

Permanent Building Committee  
Meeting of August 11, 2022  
Online Meeting 7:30PM

**Approved**

A duly called and posted meeting of the Permanent Building Committee was held via online mediums, 7:30PM, August 11, 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. Frigulietti (AF), J. McDonough (JMcD-FMD), D. Cohen (DC-DPW) Matt Chin (MC Recreation)~~  
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)~~, Mark Wolfson (MW Recreation), John Lanza (JL Recreation), Peter Cramer (PC Recreation), Barbara McMann (BM NRC)?  
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. 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), J. Dombrowski (JD-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 Ruitter (TdR-BETA), A. Serrano (AS-Consigli), T. Robertson (TR-Consigli), R. Stock (RS-Consigli), N. LIU (NL Schwartz Silver)~~

**Citizens speak**

- None

**Morse's Pond**

- PC called the Recreation Board to order
- MT explain reasons for the delay as being attributable to Covid which delayed the two school projects essentially a year.
- PC stated that Rec had no control over the budget and would have to return to TM if delayed. This statement was clarified in that in any case the project will have to go to TM when transferred to PBC. PC asked if moving to pre-fab buildings would significantly reduce scope
- SG replied that a major part of the project was site, so the reduction would not result in a significant reduction in effort.
- MW asked if engineering phase would require less FMD effort, SG replied that it wouldn't and it is in fact a critical part of the project. MW also asked about external OPM or help to which AL explained that staff has discussed this at length and has determined that orientation of external resources would take the better part of a year which does not improve the present condition.
- PC asked if there was any other alternative, DG responded that he didn't know if there was another entity in Town that could help with the project. SL suggested that any critical issues be mitigated under cash capital.
- BM expressed her frustration at the delay
- PC asked again is industrial type buildings would help the schedule, DG replied that the PBC takes the long view of Town assets to provide projects that will be of value to the Town and that the PBC would not be inclined to recommend building durability and quality for the sake of schedule.
- JL commented on the Town capital plan and how the project load was now significant going into 2024, SG explained that the project schedules would enable PBC & FMD to handle these as the schools would

be winding down in activity. MK stated that PBC had thoroughly reviewed these schedules and had come to the conclusion of delaying because of this.

- MT summarized and stated that while PBC & FMD didn't like delaying the project or considered it any less important than any other project that the schedule was dictated the circumstances. DG said that the PBC is now involved to two very large concurrent projects and was confident that PBC & FMD would be able to handle these projects under the revised timeline.

### **MSBS**

- SG presented CR018 credit for uncommitted funds and stated that all budget adjustments had been reconciled, the Committee had no questions

**It was moved (MT) and 2<sup>nd</sup> (DG) to approve Shawmut's CO018 in the amount of \$694,687 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 4-0 (MT,MK,SL,DG).**

### **Town Hall Renovation**

- GR presented the revised 95% estimate, which included revisions to the structural scope due to HVAC coordination, is what we will be using as the project budget but that the Team will continue to look for VE opportunities going forward. GR also reviewed the upcoming schedule leading into STM.
- DG inquired about the increases in carpentry & electrical to which AS responded that the carpentry was a combination of demolition, rough carpentry, and shoring to accommodate HVAC coordination and that the electrical was due to increases in material from suppliers specifically lighting, lighting controls, and the generator.
- MK raised the issue of a large cost of the generator that could possibly be mitigated by a plug-in approach. FMD will investigate.

### **Hunnewell School**

- ES presented PCO emo and reviewed PCOs 8013 & 8016 to which the Committee had no objections. OCO #01 was presented without comment.
- MK inquired about the tests pits to which JD responded that they were additional pits required to locate utilities in the street.
- JD introduced the ground breaking ceremony, MM stated that it was an important milestone to a long and much publicized process and requested to be able to proceed with organizing it. PBC was very supportive and SL & MK will assist from the PBC side.
- BR insurance was reviewed, MK asked how the limits were calculated, AL responded that they are a dependent of project costs, location, and other information provided to Cabot on their application.

**It was moved (MT) and 2<sup>nd</sup> (DG) to approve WTR's OCO#001 in the amount of \$4,122 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 5-0 (MT, MK, SL,DG, MM).**

**It was moved (MT) and 2<sup>nd</sup> (DG) to approve WTR's Requisition #06 in the amount of \$1,349,531 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 5-0 (MT, MK, SL, DG, MM).**

**It was moved (MT) and 2<sup>nd</sup> (DG) to approve Cabot Risk Strategies Builders Risk policy in the amount of \$83,632 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 5-0 (MT, MK, SL, DG, MM).**

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### **Hardy School**

- JD presented SMMA proposal for the traffic light and post occupancy survey.
- MK asked if this includes design, CA, commissioning, and SMMA coordination to which JS answered yes. JD offered the one potential expense of the gas line conflicting with the traffic light but this cannot be determined until a test pit is done. The Committee found the proposal acceptable and the team will return with a contract amendment.
- MR presented the latest DRB feedback and said they are accepting the project with comments.
- Front entrance was accepted by DRB with the comment of more articulation (possibly phenolic panels) on the tall wall. MR remind DRB that the project under severe budget constraints and whatever was done could not add scope.
- Staff entrance adjusted curtain wall to better define entrance with accent color brick to the right wall. DRB suggested possible green wall at this location.
- SL asked what elevation that was on and MR responded North. SL and Committee decided not pursue due to orientation. SMMA will study articulating wall with brick colors.
- MR discuss the classroom elevations, DRB comment was to align window heads, DG supported what was show and not adjusting windows.
- DG stated the he generally like the refinements but wanted to verify that the quantities and budget numbers were reaming the same. MR confirmed.
- DRB further suggested some color or artwork on the front of the building. MR deferred artwork decision to SD. DG cautioned about something integral with the building and suggested something that can be hung and easily changed.
- DRB also had some minor comments about landscaping and to consider road width reduction during zoning.
- JD presented the environmental graphics comparing the two new schools side by side. He discussed the similar approach and highlighted the differences due to building layout and circulation. MK inquired about the rational of the pod signage locations to which SY replied that it was tied in with the ceiling detail and expression at those locations. The goals were to maintain parity between the schools and develop designs that meet the differing needs of the schools. Next step is to meet with staff and develop content and organizational concepts to meet the need of the students. The PBC agreed with the logic and approach.

### **New Business**

- SG discuss the status of Town Counsel's review of the National Grid rebate documents and the intent was to send to NG tomorrow.
- MT didn't realize the comments were to be sent as is and asked that they be summarized instead. SG to draft response and MT to review.
- JL stated that a clarification about maintaining the gas service at the buildings had been sent today. SG responded he hadn't received anything as of yet. JL inquired about the designer work for the gas service to which SG replied that the Town was going to request relief from this. JL stated that wouldn't be acceptable to NG. DE inquired about the completion dates to which JL said they have been amended. SG stated he hadn't received anything yet. SG will send out response and will pursue with NG once they have responded.

### **PBC Administrative Business**

- SG presented the 6/9/22 minutes for review and approval, to which there were no comments.

**It was moved (DG) and 2<sup>nd</sup> (SL) to approve the 6/19/22 minutes as amended. It was approved via roll call vote 3-0 (SL, DG, and MK). DG abstained.**

- SG presented the 7/28/22 minutes for review and approval, to which there were no comments.

**It was moved (MT) and 2<sup>nd</sup> (DG) to approve the 7/28/22 minutes as amended. It was approved via roll call vote 4-0 (SL, DG, MT, and MK).**

- SG presented the submitted invoices for review and approval.

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

The meeting was adjourned at 9:38 PM.

#### Meeting Documents

- 190698-Allowances and Holds Balance 20220624 R1Hardy Environ Partners Inv 1426
- CR018 Credit for Uncommitted Funds\_REVISED
- WTH - Interior Renovation - 95% CD Estimate Rev 1 - 8.1.2022
- BR Proposal signed
- Hunnewell - Requisition #06 - July 2022 rev 01
- Hunnewell Construction - Builder's Risk Coverage Proposal
- MEMO - PBC PCO Summary 8.4.22 Update
- OCO #001 - 8.11.22 (WTR and SMMA signed)
- OCO #001 - For PBC Approval 8.11.22
- 2022 08 11 PBC – DRAFT
- Hardy\_SMMA ASR\_Traffic light & PSI Mitigation 220803 Rev1
- Hardy\_SMMA ASR\_Traffic light & PSI Mitigation 220803
- Re\_ NG rebates JM
- Library Roof Greenwood Invoice 11117
- SDC - 191180 - MSBA Wellesley Hardy ES Application #8 – Signed
- THI Schwartz Silver Inv 2002.01.12
- THI Stephen Turner Inv 4315
- THI SubEx Oracle Inv 100373639
- PBC Minutes 6-9-22 – Draft
- PBC Minutes 7-28-22 – Draft
- Staff Summary Agenda 8-11-22
- PBC Invoice Sign Off 8-11-22
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Respectfully Submitted,

Stephen Gagosian  
D&C Manager

Posted 8/26/22 12:45PM