

Permanent Building Committee  
Meeting of August 12, 2021  
Online Meeting 7:30PM

Approved

A duly called and posted meeting of the Permanent Building Committee was held via online mediums, 7:30PM, August 12, 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), A. Friguliotti (AF)~~  
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), D. Newell (DN-MLP)~~  
Consultants: J. D'Amico (JD-Compass), L. Westman (LW-Compass), E. Sarazin (ES-Compass), ~~J. Rich (JR-WT Rich), B. Paradee (BP-WT Rich), A. Pitkin (AP-SMMA), K. Olsen (KO-SMMA), A. Iacovino (AI-SMMA), A. Oldeman (AO-SMMA), M. Dion (MD-SMMA), Dowhan (MD-SMMA), P. Kleiner (PK-Schwartz Silver), S. Marshall (SM-Schwartz Silver), R. Lynch (RL-Shawmut), R. Joubert (RJ-Shawmut), J. Pollock (JP-Shawmut), L. Slavin (LS-Shawmut), I. Andrade (IA-Schwartz Silver), H. Casellas (HC-Schwartz Silver), K. Ho (KO-BETA), T. de Ruiter (TdR-BETA)~~

**Citizens speak**

None

**Library Interior**

- SG reviewed COR's to be rolled into the next Change Order:
  - COR 008 Craft's Room cabinets (white laminate, good quality)
  - COR 009 Youth Room gaming console for gaming screen
  - COR 022 Sprinkler heads added for serpentine millwork wall.
  - COR 021 R1 Added painting scope on second floor.
  - COR 023 R1 added ring lights first floor to match others. Agree with spending the additional cost .
  - COR 024 Added FRP in closet for fish tank drain.
- SG reviewed contingency (currently around \$226,000 after these COR's).
- SG reviewed Nadeau Requisition #07.  
**It was moved and 2<sup>nd</sup> to approve Nadeau Requisition #07 in the amount of \$169,711. It was approved via roll call vote 3-0. (SL, DG, TG)**
- SG reviewed project schedule. Millwork is currently an issue (completion at end of September).
- There is a Grand Opening on October 16<sup>th</sup> and Nadeau will erect any dust protection for any construction during/after move in. Liquidated damages discussed but not being pursued yet.
- Origamido Amendment, no cost schedule extension discussed.  
**It was moved and 2<sup>nd</sup> to approve Origamido Amendment #001, no cost schedule extension until 9/30/21. It was approved via roll call vote 3-0. (SL, DG, TG)**

MT joins meeting

**Library Roof**

- SG stated project basically done and is now in punch list. Starting Close-Out phase.
- SG reviewed roof Requisition #3.  
**It was moved and 2<sup>nd</sup> to approve Greenwood requisition #3 in the amount of \$56,145. It was approved via roll call vote 4-0. (SL, DG, TG, MT)**

**MSBS**

- SG stated Shawmut is giving a big push. SG met with School Department to review final logistics. Granite wall caps will start arriving next week.
- SG reviewed Requisition #5.

- Discussed actual progress of HVAC is ahead of billing status.
- SL confirmed with SG that the kitchen will not be ready for the start of school and meals will need to be brought in from off-site for 8 schools for about a week. SG confirmed the School is aware and agrees with this approach.
- The parking lot wall work (continuing into September) was discussed and SG confirmed students will be protected from its construction by a construction fence (and work from below).

**It was moved and 2<sup>nd</sup> to approve Shawmut requisition #5 in the amount of \$2,296,114.20. It was approved via roll call vote 5-0. (SL, DG, MT, CM, TG).**

- SG reviewed the Change Order for a concrete dumpster pad requested by the Board of Health.  
**It was moved and 2<sup>nd</sup> to approve Change Order Request #17 in the amount of \$18,523. It was approved via roll call vote 5-0. (SL, DG, MT, CM, TG).**
- SG stated there are changes, contingencies, allowances, etc. that he has been tracking.

### **Town Hall Interior Renovation (THI)**

- GR reported that there is an updated schedule and work plan in the packet.
- SM reviewed several items that have been explored based on the last PBC discussion:
  - Geothermal System's pros and cons were reviewed. The Proponent feels this is not feasible or practical and requested it not be included in the project. There were no PBC objections or questions.
  - The Accessible Ramp's pros and cons were reviewed. The Proponent feels the ramp at the SE entrance is a program requirement and requests it be included in the Project.
    - SL noted the railings on the rendering don't match what was just installed and suggested replicating that design.
    - TG asked if Mass Historic or Wellesley Historic have right to veto this. SM responded they could but accessibility issues are looked upon more favorably.
    - DG asked if the ramp design is designed to be "undone" in case future modifications change its requirement. SM responded the stair interface will be tricky, but the goal is to make modifications that could be reversed.
    - TG asked when would this be reviewed by MHC and SM responded at the end of Schematic Design.
    - SM stated the cost assumption is based on brownstone and DG suggested the use of the material may want to relate more to the way the same stone is used on the building.
    - The PBC was supportive of the ramp but was skeptical of the cost required to do it right.
  - The Stair/Elevator Relocation's pros and cons were reviewed. The Proponent has determined their relocation is a program requirement and requested a new stair and elevator be included in the project. TG stated that since the Proponent has established this as part of the program so the PBC will execute it.
  - SM stated next meeting we will review updated plans that will include exploring options for toilet room distribution.

MK joins meeting

### **Hunnewell**

- JD reviewed the Subcontractor Prequalification. Process is complete, 125 bidders submitted, 12% did not pass.
- JD reviewed the Tree Assessment proposal. DG inquired if any of the trees were adjacent to any play areas and KO confirmed that some were. JD explained that a professional arborist was not part of the contract design scope and that is why this is an additional service. The committee felt Zone 2 was not necessary. SMMA will schedule the work and JD will come back with a Contract Amendment for Zone 1 only (excluding CA work for now).

- Emily Sarazin was introduced to the committee and gave a brief summary of her qualifications. GR agreed to check her references on behalf of the PBC.
- JD reviewed a revised Funding Review Schedule. 10/14 is the critical date for the PBC to review the GMP.
- JD reviewed the latest developments regarding discussions between the SC and MLP regarding the PV arrays. MLP is still interested in Hardy, but they voted at their last meeting to procure, in a variety of fashions, PV's for Hunnewell only. JD reviewed the "variety of fashions" (delivery options).
  - DN confirmed the MLP did vote to provide PV's for Hunnewell, with a PPA being the most likely method of procurement.
  - TG asked if the MLP will be in a position to make a final decision on how they will accomplish this within the timeframe available before commitment to a PV alternate as part of the construction project (the next 8 weeks). DN confirmed MLP will.
  - TU said that Bond Council will still need to review a PV proposal, but conversations have made it appear more viable than thought initially.
  - DN said they would include the current design in any PPA RFP as one proposed design.
  - It was discussed that the cost would be part of the project initially but could be taken out before any bids are accepted and before Town Meeting.
  - SL thanked the MLP board for their commitment and partner, and thought that it would be politically beneficial if the MLP used funds from the dedicated WECARE account.
  - TU stated that the MLP will put this commitment in writing.
- MJ said SB is looking to sign the Warrant on the 31<sup>st</sup> of August.
- JD asked for agreement on the estimate number to socialize at the Advisory Meeting. The committee agreed to say the projected costs are coming in around \$54,937,000 ("Advisory Estimate").
- JD confirmed the PV's cost is not in the percentage calculation for project contingencies.
- CM proposed that the Swing Space be part of the same motion as the Hunnewell construction project in lieu of its own motion. SL cautioned about the increase in the number associated with the project, but ultimately it is the SC's decision on how to present the project.
- SL stated the slide in the Advisory Presentation with the Advisory, Project Team, etc. needs to be cleaned up.
- JD reviewed who would be presenting at Advisory. MK reviewed traditional roles for the various groups.

## Hardy

- JD stated the proposal for additional services (site analysis) was cleaned up since the last meeting, and the team reviewed the percentages to be used in the work with the users (54% and 45% were agreed upon). The team will come back next meeting with the traffic data updates from BETA, and the following meeting with the updated design and sketches.
  - TG stated that the PBC expedited the approval for the work 3 weeks ago and expected to see something at this meeting. KO said there were delays with vacations and SMMA was not taking the tasks out of sequence and waiting for the complete sensitivity analysis range to be set before moving on to site plan studies.
  - TG stated that the PBC fast-tracked the process, and did it for a reason, and if SMMA is not going to do the work then they need to tell the committee.
  - TG stated (and asked to be included in the minutes), *"I think Wellesley deserves much better service than this, to be sitting here after 3 weeks and have nothing other than you've [SMMA] determined that 65 is really 54. Now I guess that's the way it is, but I've said my piece, but I think it's really unacceptable work on SMMA's part."*
  - TG asked to confirm that the PBC will not see anything with drawings for 4 weeks and KO confirmed.
  - JD said they will bring the proposal back as a contract amendment at the next meeting.

- JD summarized the MSBA funding agreement reimburse confirmed dollar is \$13.5 million. He also summarized their comments and Compass and SMMA will respond.

### New Business

- AL reviewed the funds release form.  
**It was moved and 2<sup>nd</sup> to release of \$563,214.83 back to the Town for MS Piping, Town Hall Exterior, and MSBS respective projects, different phases and to have SG sign on behalf of the PBC. It was approved via roll call vote 5-0. (SL, MT, MK, DG, TG).**
- SL inquired whether the additional funds for the Town Hall Exterior were used and AL confirmed that they were not. SL wanted to make sure Advisory and the SB understood the good story that this represents.

### PBC Administrative Business

- 7/22 Meeting Minutes were reviewed.  
**It was moved and 2<sup>nd</sup> to approve the 7/22/21 minutes as presented. It was approved via roll call vote 4-0. (SL, MT, DG, TG). MK abstained (did not attend meeting).**
- Invoices were reviewed.  
**It was moved and 2<sup>nd</sup> to approve the invoices as presented. They were approved via roll call vote 5-0. (SL, MT, MK, DG, TG)**

The meeting was adjourned at 9:48 PM.

### Meeting Documents

- Staff Summary Agenda 8-12-21
- 8-12-21 PBC Agenda
- PBC Invoice Sign Off 8-12-21
- Hardy Oracle SubEx Invoice 8610867
- Hunnewell Oracle Sub Ex Inv 100024587
- Library Interior Lumes Duties Inv AI21N00021-02
- Library Interior Origamido Inc Invoice 11 August 2021
- Library Roof Russo Barr Inv 73121-2019039
- MSBS FMD Transfer Fire Alarm & Service Calls
- MSBS FMD Transfer OT 7-1 through 7-27-21
- MSBS UEC Invoice 8991
- MSBS UTS\_Invoice\_95182
- PBC Minutes 7-22-21 Draft
- 2021 02 23 Site Working Group FINAL
- 2021 03 29 Ed Planning Working Group Site Circulation
- 2021 03 31 TDRT Meeting 02 FINAL
- 20210223\_Alternatives
- 20210225\_Alternatives
- 20210304\_Alternatives
- 20210305\_Alternatives
- I\_draft\_Hardy\_ASR\_additional\_traffic\_rev4\_20210804
- SBC Hardy Upham Feasibility Budget
- PBC Hunnewell Design Budget
- SBC Hunnewell Feasibility Budget
- C-101 EXISTING CONDITIONS PLAN
- L-Hunnewell Add Tree Study

- Trade Prequalification Update
- 2021 08-25\_ HHU Advisory DRAFT\_rev1
- PBC Mtg\_210812 hunnewell presentation slides Final
- Screen Shot 2021-07-27 at 5.40.45 PM Additional Painting
- IMG\_0821
- IMG\_0822
- IMG\_0823
- Amendment #001 Origamido
- COR 008 Alt1 R1
- COR 021 R1
- COR 022 R1
- COR 023 R1 ring lights
- COR 024 FRP
- Library Interior Reno Construction Budget
- Library Interior Reno Design Budget
- National Lumber COI
- OPM Update - Library 8-12-21 a
- Origamido Inc WFL Progress images 11 Aug 2021
- Transfer of Title revised WFL
- Wellesley Stored Materials
- WFL Interior Origamido signed Amendment August 6 2021
- WFL Nadeau Pay Req 7
- Library Roof Greenwood Req #3
- Library Roof Replacement Construction Budget
- OPM Update - Library 8-12-21
- 190698 - Wellesley MS - Req 5 - July 2021 rev
- MSBS Construction Budget
- MSBS Design Budget
- MSBS GMP Tracking – Abbie
- MSBS Shawmut CR017 Dumpster Pad
- OPM Update - MSBS 8-12-2021
- PBC000035 - FY21 Project Funds Release - 8-13-21
- PBC000035 - FY21 Project Funds Release - 8-13-21
- Town Hall Envelope Construction Budget
- TH Report Visioning & Utilization Report
- THSS-Full Report with Appendices-FINAL\_101520
- Town Hall Interior Renovation Art 17 \_NoVideo
- 2002-THI-DesignSchedule-WorkPlans-2021-08-06
- 2002-THI-SchematicDesignSchedule-WorkPlans-2021-07-22
- PBC Town Hall Interior Design Budget
- 2002-THI-PBC-2021-08-12

Respectfully Submitted,

Glenn D. Remick  
Design and Construction

Posted 8/27/21 12:05PM