

Permanent Building Committee
Meeting of August 25, 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 25, 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), D. Lussier (DL-Schools), 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), 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), Z. Politano (ZP-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 Ruiter (TdR-BETA), A. Serrano (AS-Consigli), T. Robertson (TR-Consigli), R. Stock (RS-Consigli), N. Liu (NL-Schwartz Silver)~~

Citizens speak

- None

MSBS (Middle School Building Systems)

- SG presented CR019 credit for uncommitted funds and presented Shawmut's final requisition. He requested approval contingent on getting the architect's forthcoming signature on both documents. SL asked about the warranty walk through and completed items to which SG responded that DE led a group through the kitchen/mechanical related items and SG led a group through the classroom and exterior items and they were satisfied. A list of issues were documented by Shawmut and will be addressed.
 - **It was moved and 2nd to approve Shawmut's CO019 in the amount of \$11,896 credit, subject to securing the architect's signature, and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 5-0 (MT, MK, SL, TG, MM).**
 - **It was moved and 2nd to approve Shawmut's Requisition #16 as their final payment, subject to the architect's signature, in the amount of \$440,438.10 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 5-0 (MT, TG, SL, MK, MM.)**

Town Hall Renovation

- GR requested feedback on draft presentations for STM, Select Board, and Advisory inclusive of an updated budget.
 - TG raised that he didn't see a stated program goal by the Select Board in the presentation relative to a "fossil free" building. Further he indicated that if it is a program goal, it should be stated. If it not a proponent project goal, then the responsibility for the decision falls to the PBC.
 - TU noted that the Town Meeting motions for the Hardy and Hunnewell projects included language making a clear commitment and would expect to do the same for Town Hall and state more clearly in the motion for construction funds their wish for a fossil free building. Later he further differentiated the projects as the school projects have been approved for construction funds which changes the dynamic of the ongoing discussion.

- SL opined that it should be stated as a goal in the presentation and not just in the motion as it is a major component and has cost implications.
- TU responded that the ongoing negotiations for the rebates is influencing the constraints of the current language in the presentations and he remains committed to the intention of a sustainable building.
- MK added that, despite its cost impact, it may still be included in the presentations as a goal of the project. The language of “reducing EUI’s” is an accurate representation of current goals. TU agreed as it reasserts their goals. He added that a distinction between the schools and this project is that the schools could be designed with a net zero envelope from day one.
- MJ indicated that they have tried to adhere to the municipal sustainable building guidelines and they’re moving forward with it as it is their policy to do so. As it is not new construction, they are trying to do what they can to adapt the building to meet that policy.
- MT echoed TG’s sentiments that the school projects had explicit priorities and called out sustainable targets. Without the same level of explicit “marching orders,” the onus falls on PBC to make a determination based on cost, budget, etc.
- MT raised calling out the requirement expenditures to meet the accessibility upgrades as a helpful metric for the presentation to which GR cautioned using such measurements as there is not current pricing on an accessibility only design so any inclusion would be speculation.
- GR presented the Construction Phase Appropriation summary and project design updates to which the only comment was to confirm two points of egress from the Juliani room which was verified.
- GR provided an updated on the project task schedule: moving into bidding 8/31/22, 8/30/22 Select Board presentation, 9/1/22 ZBA, and 9/7 Advisory. GR will follow up with DG and MT to determine PBC representation at Advisory.

Hunnewell School

- ES indicated that the groundbreaking ceremony planning session is on Thursday, September 8, 2022 at 1:30pm in person at the Hunnewell trailer or via zoom.
- ES provided a brief construction update: excavation is ongoing onsite, foundations starting September 6th, and offsite ADA ramp work and utilities ongoing.
- MK inquired if the project is currently on schedule and on budget to which ES replied yes on both.
- SL requested that the repurposed materials donated through IRN be shared with the public at a school committee meeting to highlight that effort.

Hardy School

- ES provided an update on the ZBA process and they are looking to submit the packet on 9/6/22 to which there were no comments.
- ES presented SMMA Amendment #9 for Traffic Signal Design
 - TG asked if there is sufficient space and if this amendment is intended to be funded out of the design budget to which SG confirmed there are sufficient funds.
 - It was moved and 2nd to approve SMMA Amendment #9 for Traffic Signal Design in the amount of \$78,400 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved 5-0 via roll call vote (MT, TG, MK, SL, MM)

New Business

- SG provided a report from the Russo Barr Warranty Walk through on the Library Roof which was benign.
- SG brought to the attention of the PBC that the Town Mechanical Systems Study and the section which pertains to the PBC is the Warren building only. A presentation on the proposed project will occur at the 9/22 PBC Meeting to begin the process for budget and schedule preparation for ATM23 request for design funds.

PBC Administrative Business

- SG presented the 8/11/22 minutes for review and approval, to which there were no comments. **It was moved and 2nd to approve the 8/11/22 minutes. It was approved via roll call vote 3-0 (SL, MT, and MK). TG abstained.**

- SG presented the submitted invoices for review and approval.
It was moved and 2nd to approve the invoices as presented. It was approved via roll call vote 4-0 (SL, TG, MK, and MT).

The meeting was adjourned at 8:12 PM.

Meeting Documents

- Hunnewell CPM Inv 69-47
- PBC Minutes 8-11-22 – Draft
- Hunnewell Falvey Invoice #2245
- Hunnewell SMMA Inv 57574
- Hunnewell FMD Transfer
- Hardy SMMA Inv 57575
- Hardy Compass Inv 74-40
- Library Roof Russo Barr Inv 73122-019039
- Hardy-Hunnewell-Library FMD Transfers
- 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
- Hardy_ZBA application_20220819 DRAFT
- SMMA Contract Amendment 09 Traffic LT Design_Post Occ Study
- PSI Special Permit Order of Conditons for Filing
- (Conclusion) SUR4620 Hunnewell ES
- ADS Proposal Hunnewell Construction Phase 8.19.22
- Cover Memo for ADS Proposal
- Look Ahead Schedule (8.24.22)
- PCO MEMO - PBC PCO Summary 8.19.22
- 190698 - Wellesley MS - Req 16 - 08.17.22 – Signed
- CR019 Credit for Uncommitted Funds
- 071522 Site Visit Report Photos RBA Warranty Libray Roof
- Town of Wellesley Mechanical System Study 220819 95% DRAFT
- Warren HVAC Project Notes
- Draft Town Hall Interior Renovation STM 8.23.22
- Final THI Select Board 08.30.22
- THI Bidding Phase Task Schedule 8.22.22
- THI VM Log
- 8-25-22 PBC Agenda
- Staff Summary Agenda 8-25-22

Respectfully Submitted,

Abbie La Francesca
Assistant Project Manager

Posted 9/9/22 2:35PM