

Permanent Building Committee
Meeting of September 8, 2022
Online Meeting 7:30PM

Approved

A duly called and posted meeting of the Permanent Building Committee was held via online mediums, 7:30PM, September 8, 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)~~, ~~N. Liu (NL-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 gave a verbal update:
 - Select Board meeting was held on 8/30. TU stated there was good support for the project and they were working on the financing.
 - ZBA meeting was held on 9/1 and the public hearing was closed.
 - The project was presented to Advisory on 9/7.
 - Met with Wellesley Media on 8/26. Finalized discussion regarding Wellesley Media's responsibilities for the Project (equipment removal, supply, reinstall, etc.). TG asked how AV was being procured, and SG stated that the AV contractor is through the Electrical Contractor-Paragraph E and their qualifications have been clearly identified.
- GR introduced the options for the Juliani Room header's material. DG inquired if there was a different thickness to the header's section, and SM explained that the section would remain the same and we are only discussing a change to the facing. SM explained the bronze would make for a consistent look with all the bronze hardware/metal on the Project. TG stated that since this is not a FSB, we could wait until the numbers come in and then make a final decision. DG had concern about how the metal is detailed where it terminates into the irregular beam profile. TG suggested alternates to be priced by Consigli during bidding.
- GR presented SSA's Contract Amendment #4 for AV bidding phase services. SM confirmed this was a NTE number and would be billed hourly at the rates in their original contract.

It was moved (by MT) and 2nd (by DG) to approve SSA's Contract Amendment #4 in the amount of \$7,150 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 4-0 (MT,TG,SL,DG).

- GR presented the proposed Selection Committee members for the Town Hall Temporary Space Lease. SL volunteered to join the proposed committee.

It was moved (by MT) and 2nd (by TG) to approve the proposed Selection Committee members for the Town Hall Temporary Space Lease, with the addition of SL to it. It was approved via roll call vote 4-0 (MT,TG,SL,DG).

Hunnewell School

- ES presented SMMA's Contract Amendment #15 for ash sampling and geo-environmental services. MT asked if this was related to the previous discussion regarding soils with odor, to which ES replied no. SL asked about its location and ES stated it was under the building and at the pit for the infiltration tank (and is not a natural or clean soil).

It was moved (by MT) and 2nd (by SL) to approve SMMA's Contract Amendment #15 in the amount of \$15,510 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 5-0 (MT,TG,SL,DG,CM).

- ES presented WTR's Payment Requisition #7. There were no questions from the committee.
It was moved (by MT) and 2nd (by TG) to approve WTR's Payment Requisition #7 in the amount of \$942,988 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 5-0 (MT,TG,SL,DG,CM).
- ES gave an update on the Ground Breaking Ceremony planning. The date of October 13th at 3:30pm was selected. ES asked for a PBC member to speak, and MT volunteered but will need to confirm availability (will contact AL and ES).
- ES opened a discussion regarding drone footage usage. SL recommended the footage we share only show the new construction, not the destruction of the old school (CM agreed). ES and BP confirmed WTR reviews/edits the footage (for safety violations, etc.) before it is released. TG asked for the PBC to review the footage before it is publicly shared. MT emphasized that the footage in the PBC packet will still need to be pre-vetted since it becomes public once submitted.
- ES discussed some unanticipated ledge that was encountered on site. WTR has allowances for excavation, but anticipated removal exceeds them. Allowance for rock excavation is @ \$200/CY and trench rock is @ \$346/CY. ES anticipates the overage to be mostly for rock excavation. TG asked if we are blasting and ES stated we are drilling and hammering. ES stated that the required overtime would be covered by the premium time allowance. BP stated that he is looking at all the various allowances in the site contract more globally to present a summary of all the pluses and minuses. TG asked that GR, SG and ES manage this on behalf of the Town.
- SG asked about the Geotech's hours stated in the Clerk Reports as "watching" the work, to which ES responded that he is watching because he is already there overseeing the sub-grade work.
- TG asked about the status of window approval. BP stated WTR recently got approval and is trying to lock in a delivery date.

Hardy School

- ES presented Shawmut's pre-con requisition; PBC had no comments

It was moved (by MT) and 2nd (by SL) to approve Shawmut's Pre-con Requisition #9 in the amount of \$9,640.94 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 5-0 (MT,TG,SL,DG,MM).

- ES gave a verbal update:
 - Project submitted to ZBA on 9/6.
 - 60% CD documents were issued by SMMA
 - Project milestone schedule will be updated for the next meeting. Will show an October 6 PBC meeting.

- TG asked about any update on the National Grid rebates, to which MT replied that we have not heard back from National Grid on the review comments from Town Council that they were sent back (except a confirmation of receipt). SG confirmed it has been about 4 weeks waiting for a response.

New Business

- SG presented the proposed release of funds. He explained he thinks we are safe to release the Library Roof and Library Interior Design, but the Library Reno should wait until the warranty walk-thru next week, as well as leave some of Middle School funds for its warranty walk-through. TG asked about the give-back numbers that were presented at Advisory, and SG stated they came from him but he was not aware they would be presented. SG confirmed they are under what is anticipated. SG stated these would be voted by the PBC at the next meeting. AL indicated that the release timing is on the standard PBC review and release cycle and a formal release memo will be prepared to vote at the next meeting.
- Related, TG asked about the proposed Town Hall financing that was discussed at Advisory and what we are telling the sub-bidders in regards to how long they need to hold their bids. SG stated the Select Board is voting on the proposed method of financing on 9/12, but concluded that the bids would need to be held until December in case STM changes the financing proposal. SL stated that the last major project that was financed inside the levy was the original 2002 new Library.
- SG presented the FY22 PBC Annual Report. DG suggested we include a paragraph about the funds that were released back to the Town.

It was moved (by MT) and 2nd (by DG) to approve the FY22 PBC Annual Report as presented, with the potential addition of information about release of funds. It was approved via roll call vote 4-0 (SL,TG,MK,MT).

- Upcoming schedule was discussed. MT asked if the January 5th meeting was still required for Hardy. TG asked when STM was, SL replied October 24-25. TG asked when Town Hall GMP would be voted and GR stated 10/13. GR stated that the bids are due 9/26, GMP due 10/13, so a pretty complete GMP should be ready a week in advance of the vote (with only isolated trades incomplete). SG suggested that 10/20 could be used if the GMP isn't complete enough and more time for PBC review is needed (MT may not be available 10/20).

PBC Administrative Business

- SG presented the 8/25/22 minutes for review and approval, to which there were no comments.
It was moved (by MT) and 2nd (by SL) to approve the 8/25/22 minutes as presented. It was approved via roll call vote 3-0 (MT,TG,SL). DG abstained.

- SG presented the submitted invoices for review and approval.

It was moved (by MT) and 2nd (by TG) to approve the invoices as presented. It was approved via roll call vote 4-0 (MT,TG,SL,DG).

The meeting was adjourned at 8:27 PM.

Meeting Documents

9-8-22 PBC Agenda
 PBC Invoice Sign Off 9-8-22
 Staff Summary Agenda 9-8-22
 Zoom info PBC Sept 8th
 Hardy SubEx Oracle Inv 100420925
 Hunnewell IRN Inv SUR4620
 MSBA Wellesley Hardy ES Application #9
 MSBS School Dept IT_PA_panels transfer 8-26-22
 PBC Minutes 8-25-22 – Draft
 THI Schwartz Silver Inv 2002.01.13

191180 - MSBA Wellesley Hardy ES Application #9 – Signed
Wellesley Hardy ES RFQ Trade Contractor_220830_final REV1
SBC Hardy Upham Feasibility Budget
Hardy Construction Budget
60% CD Pricing Set
Hunnewell Recommend Itr_SMMA Contract Amdmt 15 - Geoenvironmental Services - ASH Samples
Hunnewell - Requisition #07 - August 2022
Memo to PBC - Drone Video Hunnewell Sch 220902
Hunnewell - Monthly Construction Update - July 2022
Hunnewell - PCO Log 9.1.22 for 09.08.22 PBC Meeting
Hunnewell Construction Budget
Look Ahead Schedule (9.7.22)
MEMO - PBC PCO Summary 9.1.22
PBC Hunnewell Design Budget
Library Interior Reno Construction Budget
Library Interior Reno Design Budget
Library Roof Replacement Construction Budget
MSBS Construction Budget
9-22 Funds release proposal
Annual Report PBC22
2002-THI-Slides-PBC-16_2022-09-08
PBC Town Hall Interior Design Budget
THI Temp Space RFP Selection Committee
THI-ContactAmendment#4-SSA

Respectfully Submitted,

Glenn D. Remick

Project Manager

Posted 9/23/22 12:45PM