

**Advisory Committee Meeting  
Zoom Video Conference  
Wednesday, September 28, 2022, 6:30 p.m.**

Those present from Advisory Committee included Doug Smith, Madison Riley, Susan Clapham, Gail Sullivan, David Prock, Bill Schauffler, Pete Pedersen, Jeff Levitan, Al Ferrer, Jenn Fallon, Christina Dougherty, Wendy Paul.

Doug Smith, Advisory Co-Vice Chair, called the meeting to order at 6:30 pm and introduced members of Advisory in attendance.

Lise Olney, Chair, Select Board (SB); Tom Ulfelder, Vice Chair, SB; Meghan Jop, Executive Director, Town of Wellesley; Melissa Martin, School Committee and Hardy School liaison; David Lussier, Superintendent, Wellesley Public Schools (WPS); Steve Gagosian, Design and Construction Manager, Permanent Building Committee (PBC); Tom Goemaat, PBC; Glenn Remick, Project Manager, Town Hall renovation; Grant Smith, Principal, Hardy School; Amy Frigulietti, Assistant Executive Director, Town of Wellesley were also present.

**Citizen Speak**

*Rosann Fleischauer, 281 Weston Road* – As an abutter to Hardy School, Ms. Fleischauer expressed concern about the impact of the project on her neighborhood; concerns about sustainability and environmental impact expressed. Wants to change the narrative regarding the access to the Hardy School.

**Article 6 – Expansion of Hardy Road**

**Questions**

- Is there a plan for landscape screening for the homes on Hardy Road?
  - Landscaping components will be taken up during the site plan review with ZBA for permitting. Plans are being prepared. There is a hearing on October 20. Public comment on the plan has been received. The site plan review session is an appropriate place to discuss landscaping as this involves an in-depth review. Public documents are available on the Town’s website and there is an opportunity to attend the public hearing.
- Will Advisory see this site plan?
  - Advisory is not a permitting body. This goes through the land use departments. Advisory is not being asked to vet components of the project. They are being asked to vet the expansion of Hardy Road, as per town by-law. This is not a deliberative process on the permitting.
- Do we not have a permit for Hardy?
  - This aspect of the project has a permit. The PSI is available online. There are two parts of permitting and the landscape component is part of site plan approval. This is an on-going process.
  - Advisory is not being asked for the permitting. Advisory is being asked to vet the expansion of the roadway.
  - The Article is asking School Committee to give Select Board control of a portion of the Hardy property as part of the “public way” -- essentially an easement. Hardy Road is a public way with a 40’ width. Based on the proposed project to move forward. School Committee has authorized a 16’ section to be added to Hardy Road. Town Meeting is being asked to approve the transfer of the property only.

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Jenn Fallon made and Madison Riley seconded a motion to take the vote on Article 6 off the table for further discussion and voting.

**Roll Call Vote**

Jennifer Fallon – yes  
Jake Erhard – absent  
Jeff Levitan - yes  
Susan Clapham - yes  
Al Ferrer - yes  
Wendy Paul – absent  
Pete Pedersen - yes  
Madison Riley – yes  
Rani Elwy - absent  
Christina Dougherty - yes  
Gail Sullivan – yes  
David Prock -yes  
William Schauffler - yes

There was no further discussion on Article 6 and the Roll Call vote was taken on the motion made at the September 21, 2022, for favorable action on Article 6.

**Roll Call Vote**

Jennifer Fallon – yes  
Jake Erhard – absent  
Jeff Levitan - yes  
Susan Clapham - yes  
Al Ferrer - yes  
Wendy Paul – yes  
Pete Pedersen - yes  
Madison Riley – yes  
Rani Elwy – absent  
Christina Dougherty - yes  
Gail Sullivan – yes  
David Prock -yes  
William Schauffler - yes

**Advisory recommends favorable action, 11 to 0.**

**Article 2 – Town Hall Interior Renovation**

Information regarding the financing of the Town Hall interior was updated. PBC released additional funding from completed projects. Redeployed funds now total \$2,418,460.91, the previous amount was \$1,402,305.22. This increase in redeployed funds will reduce the overall project borrowing. Inside the levy borrowing is now projected at \$7,481,329.09. This gives additional levy capacity and flexibility in the vetting process for capital projects. The Guaranteed Maximum Price (GMP) will be available by Town Meeting. These redeployed funds are available because PBC came in under budget for projects.

**Questions**

- A comment was made that the tours of the Town Hall interior were very helpful in understanding what needs to be done and why it is such a complex and expensive project.
- A request was made to provide a synopsis of the conversation regarding the bidding process.
  - This is a complex subject that is hard to explain in a short amount of time. One of the things discussed was how the General Contractor is selected. The general contractor

chosen for this job, referred to as Construction Manager, is Consigli Construction Co. They are a very well-respected and experienced construction manager. The job is being procured under Chapter 149A as a CM at risk procurement. About a year ago we went through a competitive process and reviewed proposals from construction managers. These proposals consist of the management fee to run the job, also known as general conditions; proposed overhead and profit percentage; general liability insurance costs; subcontractor default insurance costs. The total of the items is about 10% of the value of the project. The decision is made on the quality of management; the experience of the firm; and the thoughtful presentation in their approach to the job. With the 10% financial basis for the job, the balance of the project consists of the various building trades - mechanical, electrical, plumbing, fire protection, drywall, etc. These all are competitively bid to multiple contractors in these trades. In each trade, there are two categories of bidding. One is the public bids under the state's file sub-bid laws. These subcontractors encompass about 12 trades. These subcontractors submit their bids to the town and those bids are publicly opened. Those bids have been received and opened. The balance of the trades is bid to Consigli with multiple bids in each trade. These are shared and PBC constructs the Guaranteed Maximum Price (GMP) with Consigli. Everyone sees all the pieces that are used to construct the GMP.

- If the GMP won't be known until Town Meeting, how do we know the exact number at this point? Do we need to show the number out to the last dollar or can we round?
  - We don't know the exact number because we don't have all the bids. The market is going to tell us what the job is going to cost.
  - PBC is happy to round up if the town wants this done. The final GMP will be known before STM. Advisory will have this number prior to STM. PBC will vet and vote on the 13<sup>th</sup> or 20<sup>th</sup>.
  - Advisory is voting tonight on the proposal before us at this time. If the number is higher Advisory will re-vote prior to STM. It is up to the chair whether to revote if the number is lower.
- Support was expressed for those working on the Town Hall interior project. Concern was expressed about the working conditions in Town Hall. A comment was made that this project has been studied and planned for since the assessment of Town buildings in 2012; by touching the outside envelope of the building and restoring it, the Town triggered non-compliance issues. The clock is ticking on those items. The building systems are integral to the building. It was felt that preserving this historic architecture in town is very important.
- Agreement was expressed that Town Hall needs to be fixed. A question was asked about the timing of the original estimate; when it done; how it relates to prices today; and the confidence in those numbers.
  - Most recent estimate was done on August 1 and it is a 95% construction document estimate completed by Consigli. However, they are not allowed to talk to the file sub bid subcontractors on their trades but they are allowed to talk to subcontractors in the non-file sub bid trades. The estimate results from a mixture of feedback from subcontractors, internal estimating, and historical numbers and estimating experience. The numbers are fresh and solid. They have a lot of data. However, the market will tell us what the market will tell.
- Do you feel that contingency will cover inflationary and other things discovered in the building?
  - Those items are separate. Inflationary contingency should be built into the estimate. Construction contingency is for the unexpected items found in an old building; for a renovation a 10% contingency is carried. Once the GMP is determined, inflation is off the table.
- A question was asked if delays such as supply chain issues are considered in the GMP.

- If there are delays that are the construction manager's fault, such as they don't make subcontractors perform, then that's on them. The construction manager manages subcontractors and the schedule. There are delays that are considered acts of God and are out of the control of anyone – *force majeure*. As yet supply chain issues have not been litigated as a force majeure.
- What is the cost per square foot on this renovation? Is that a metric that's considered? And is it similar to other projects?
  - It is a metric that is looked at. However, it is difficult to compare projects “apples to apples”. PBC has tried to be responsible to meet the needs of the program and to choose materials and systems that are durable and fitting for a 50-year-old building. PBC has tried to be prudent and not “overdress” the building.
- A comment was made about the condition of the market and that contractors are very busy at this time building lab spaces. How much money was saved on the high school relative to expectations by taking advantage of an oversupply of contractors at that time?
  - Town Meeting approved the WHS project in December 2008. In June of 2009 we had obtained the GMP for the high school (the budget process for the high school started in late 2007). We saved approximately 15% of the anticipated cost for the high school.

Susan Clapham made and Wendy Paul seconded a motion for favorable action on **Warrant Article 2**, as proposed by the Select Board and Permanent Building Committee, that the Town vote to raise and appropriate, transfer from available funds, or borrow a sum currently estimated to be \$22,900,000 (TWENTY-TWO MILLION, NINE HUNDRED THOUSAND DOLLARS), to be expended under the direction of the Permanent Building Committee, for construction, architectural and engineering services, construction administration and project management, related to the reconstruction of the Town Hall Interior located at 525 Washington Street.

This includes authorizing the Town Treasurer, with the approval of the Select Board, to borrow said sum and/or and to issue bonds or notes of the Town for the project in accordance with all applicable laws.

### Discussion

- Comments included:
  - There is a need to renovate Town Hall.
  - It is a large amount of money and what other things could we be doing as a town. What is the benefit to the town citizens?
  - Every capital project goes through a process to get funded. This project has gone through this process. There are very few other projects that are ready to be funded. There are no big projects in the queue to be done.
  - It was felt that Town Hall does benefit the town, as many services for all residents are done in Town Hall.
- One member expressed concerns about the escalation of the scope and cost of this project and felt that the timing is terrible for this. It was felt that Morse Pond impacts more people, and that issues at Warren School would have a higher priority.
- A comment was made that current conditions at Town Hall project poorly on the town's character. Town Hall is inaccessible to people with mobility issues.
- A comment was made that a work environment with mold and a faulty ventilation system is terrible for employees. It was further commented that it is a beautiful iconic building and it is important to preserve the history. It was felt that the timing is good because the town has the reserves to address the renovation.
- Addition support was expressed and the comment made that town staff deserves appropriate and safe working spaces. In addition, prior to COVID, Boards met at Town Hall. Town residents use

this building, and accessibility is a challenge for both guests and employees. It is a rare opportunity to be able to finance this inside the levy and not go out for a debt exclusion. Town Hall is a tremendous resource in our community.

- A question was asked if an economic analysis was completed whether to rent office space for Town services and use Town Hall only for meetings. It was questioned whether the cost is justifiable to bring all the departments back to Town Hall.
- A comment was made that the lease at 888 Worcester is \$120,000 per year. If costs were the only factor, then Town Hall could be torn down and a new building built. However, it was felt that this is not purely an economic analysis. There is work that needs to be completed for ADA and to address the crumbling infrastructure. Support was expressed because it is the most feasible approach to solving a long-term problem and it is a worthwhile project. Timing might not be good but perhaps some savings will be captured.
- An Advisory member felt the timing was terrible and reserves don't affect costs.
- A question was asked if the funds could be redeployed in other ways and perhaps borrowing increased.
- Several members of Advisory were supportive of the Town Hall interior renovation project. Comments included that it is a "must have" and it didn't seem like there were many "nice to have" items during the tour. Members were mindful that the project is expensive, but felt that this is a building that has been valued by the town over time. It was felt that the benefits of the project were outlined and that the tour was very helpful. The outside has been preserved and there is a timeclock regarding the MAAB and ADA compliance.
- A comment was made that in 2012 a list was developed of buildings in town that had not been maintained and that needed to be reviewed and renovated. The town has gone through the list and Town Hall has been on the list for at least 10 years. Faith in PBC was expressed to do the value engineering. The financing presented has the least amount of impact to the taxpayers. It was further commented that the town has the money and it is the taxpayers' money. Residents all benefit from the services in Town Hall and it impacts many people's lives.

#### **Roll Call Vote**

Jennifer Fallon – yes

Jake Erhard – absent

Jeff Levitan - no

Susan Clapham - yes

Al Ferrer - yes

Wendy Paul – yes

Pete Pedersen - yes

Madison Riley – yes

Rani Elwy - absent

Christina Dougherty - yes

Gail Sullivan – yes

David Prock -yes

William Schaufler - yes

**Advisory recommends favorable action, 10 to 1.**

#### **Liaison Reports**

*PBC/Jeff Levitan* – At the recent PBC meeting the Warren project was introduced for the first time and will be a complete systems re-do and might require the relocation of employees; numbers are early and very large.

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*FMD/Bill Schauffler* – in conversations with Joe McDonough the work involves the 20-year-old HVAC system in the building that will need to be replaced as it was not properly spec'ed when the building was renovated.

*SB/Doug Smith* – stormwater article is deferred to ATM; the SB will approve budget guidelines at its next meeting.

### **Coming Attractions**

- No meeting next week, October 5
- Oct. 12 – topics to be determined.

### **Minutes Approval**

Bill Schauffler made and seconded a motion to approve the September 21, 2022 minutes

### **Roll Call Vote**

Jennifer Fallon – yes

Jake Erhard – absent

Jeff Levitan - yes

Susan Clapham - yes

Al Ferrer - yes

Wendy Paul – yes

Pete Pedersen - abstain

Madison Riley – yes

Rani Elwy - absent

Christina Dougherty - yes

Gail Sullivan – yes

David Prock -yes

William Schauffler - yes

**The September 21, 2022 minutes were approved, 10 to 0.**

### **Adjourn**

Jeff Levitan made and Wendy Paul seconded a motion to adjourn.

### **Roll Call Vote**

Jennifer Fallon – yes

Jake Erhard – absent

Jeff Levitan - yes

Susan Clapham - yes

Al Ferrer - yes

Wendy Paul – yes

Pete Pedersen - yes

Madison Riley – yes

Rani Elwy - absent

Christina Dougherty - yes

Gail Sullivan – yes

David Prock -yes

William Schauffler - yes

The meeting was adjourned at 7:55 p.m.

### **Documents Reviewed**

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<https://wellesleyma.gov/DocumentCenter/Index/1876>

- Town Hall Interior Financing to Advisory Update
- 2022 STM Motions approved 9/27/22