

Mr. Ulfelder stated that the Hardy Upham feasibility kick off would be held on October 15th at 7:30pm at the Middle School Auditorium and encouraged the community to attend and hear about the Hardy Upham Feasibility study and ask questions.

Ms. Sullivan Woods stated that the Selectmen would be hosting Office Hours at Town Hall in Conference Room G on Tuesday, October 8th between 9-10:30 a.m.

4. Discuss Library Roof Feasibility Study

Mr. McDonough, Director of FMD, Joe Murray Project Manager of FMD, and Mr. Russo of Russo Barr Associates, joined the Board.

Mr. McDonough provided an overview of the Library Roof project, the RFQ process, and the scope of work. He noted that the project had been on the Capital Plan since FY16 and had been carrying the funds forward through FY22 but noted the leaks had been more severe than expected. Mr. Russo provided a review of the study performed by Russo Barr, including the existing conditions of the roof and the proposed design. He noted that the recommendations for the replacement would have a thirty-five-year expectancy. He stated the updates would make the roof “solar ready”. Mr. McDonough reviewed the funding sources and timeline options for the project. He stated the budget cost estimate for the recommended timeline was projected to cost \$1,293,750.

Ms. Olney asked for clarification regarding the project including a solar ready roof rather than adding the solar panels as part of the project. Mr. McDonough stated that the roof was a maintenance project and noted solar panels were not included in the scope of the RFQ. He added that the roof was an opportunity but including solar panels would be a separate project that would require a new scope of work and additional meetings with the MLP, SEC, and the Trustees.

Ms. Sullivan Woods asked if there was an estimate savings cost for combining the roof project and a potential solar panel project. Mr. McDonough stated that based on discussions with FMD and PBC the estimated savings cost for combining the two projects was \$100,000. The Board discussed the project, its timeline, the potential solar panel project, and the recommendations of FMD.

Ms. Robinson, Chair of the Library Trustees, joined the Board. She stated that the Trustees were in the early stages of reviewing solar options. She stated that the Library would work with MLP on any solar project and added that one concern for combining the projects is that roof repairs are more difficult when solar panels are in place.

Ms. Cluggish came before the Board. She stated she had been Chair of the Library Trustees during the main library building project. She noted that the Trustees were concerned with the roof at the time of the building and had been discussing solar panels as far back as 2009. She stated she was encouraged by discussions for adding solar panels to the library.

5. Discuss Central Street Fire Station Envelope Study

Chief DeLorie, Assistant Chief Peterson, Mr. Clark and Mr. Tomlinson from Simpson Gumphertz and Hager (SGH) joined the Board.

Mr. McDonough provided an overview of the Fire Station envelope study, the scope of work, and the background of the project. He noted the building was 91-years-old and maintained the original roofing system. He stated the roof replacement project had been originally added to the FMD capital plan in FY14 and funds had been carried forward and evolved into the full envelope project. He stated asbestos material

had been found in tests ran in 2018. He reviewed the budget process as well as the RFQ process and noted that SGH was a sub-consultant on the Middle School business systems project and had worked on other projects in Town.

Mr. Clark reviewed the study findings and recommendations for the project. He provided details regarding the existing conditions of the roof as well as water and tile test information. He noted the immediate, necessary, and long term repairs and replacements needed on the roof and throughout the building. Mr. McDonough reviewed the estimated budgetary cost breakdowns and replacement schedules for the three categories of work recommend. He reviewed the project schedule beginning in FY22 through FY30, noting the project would be included in the FMD cash capital budget and would not require presentation before PBC. Mr. McDonough stated the estimated cost estimate of the insulation and the catwalk repairs being done earlier in the project would be approximately \$100,000 in construction costs. The Board discussed the project, the study, and its findings.

6. Executive Director's Report

Ms. Jop announced the Assistant Executive Director would be joining staff on Wednesday, October 10th. She stated that the American Council of Engineering Companies of MA had asked Mr. McDonough to be part of the Awards Committee in representing the public sector judging for the 2020 awards competition. She noted that additional testing was taking place at the North 40 for the remediation of the landfill and it may be possible that work may require minor tree cutting.

Ms. Jop reviewed the drafted minutes for the Board's approval.

Upon a motion by Mr. Morgan and seconded by Mr. Ulfelder, the Board voted (5-0) to approve the minutes of September 16, 2019.

7. Project Updates

Ms. Sullivan Woods stated that the Council on Aging had engaged an interim Director and a new consultant and both had been well received by the staff and the residents.

Mr. Morgan stated he attended a meeting of the Metro West Regional Transit Authority Advisory Board and noted that the Authority would be releasing a new app to be able to provide real-time information for MBTA bus, train, and subway schedule information.

Ms. Jop stated that she and Peter Tamm would be presenting 40R information before a meeting of the MGFOA that would include a site walk of William Street.

8. Discuss Hunnewell Feasibility Study

Ms. Freiman stated that the discussion would be an opportunity to discuss the feasibility study and swing space plan and to have questions answered about the project. She noted that the School Building Committee had originally voted to approve the feasibility study pending acceptance and a positive vote on the internal swing space plan. She stated the School Committee voted favorably on the internal swing space plan as did SBC at their meeting. She added that the School Committee would vote the final feasibility study the following evening and the Board would discuss and would expect to vote at its next meeting. She stated that a Special Town Meeting would be held on December 9th for the purpose of requesting design funds for the proposed project. Mr. Ulfelder reviewed the steps taken by the SBC during the feasibility study process and noted that the project was currently before the PBC and was in the early design stage and would continue to be revised.

Mr. McDonough rejoined the Board, School Superintendent Dr. Lussier, Mr. Pitkin of SMMA, and Mr. D'Amico of Compass joined the Board.

Mr. Morgan asked for clarification on the process and timeline for the School Committee with regards to addressing redistricting. Dr. Lussier stated putting redistricting into place was several years away, however, the planning process was required to begin as part of the MSBA process. He stated that as part of the Hardy/Upham process two scenarios would need to be presented and reviewed for the Hardy site or the Upham site and redistricting maps would be needed for both. He stated representation from each school as well as Town staff would be included in the discussions. He noted that the School Committee had partnered with an outside vendor with expertise in mapping and GIS to assist in the redistricting process.

Mr. D'Amico stated that at the upcoming Hardy/Upham community forum the group would be providing a detailed overview of the MSBA process to the community, including the expected timeline. He added that the School Committee was working toward a site decision preference finalized and submitted to the MSBA by Annual Town Meeting. He added that MSBA process has the town vote on the final project after schematic design which would currently be in time for the 2021 Annual Town Meeting. He stated that the December 2019 Special Town Meeting would seek design funds for the Hunnewell project to have the project prepared for the 2021 Annual Town Meeting. He noted the goal of the SBC would be to have both projects voted on at the 2021 Town Meeting.

Ms. Olney asked for clarification how the Hunnewell community responses to the swing space options were being considered. Dr. Lussier stated that over 200 parents had signed a petition in favor of moving forward with internal swing space. He added that the concerns had been largely for those with children in multiple grade levels and questions centered around transportation. He added that the School Committee and the SBC were reviewing several options to mitigate concerns of the Hunnewell community. He noted free transportation would be provided for the students. He stated that a survey centered around transportation would be sent out in order to receive feedback for the transportation options.

Ms. Gray of the School Committee and School Building Committee Chair joined the Board. She stated that the petition was signed by 200 Wellesley registered voters, 75 families that would be impacted by the internal swing space option. She noted School Committee and SBC continued to receive questions.

Ms. Sullivan Woods stated that letters from all school districts had been received from the Board, and asked for clarification on the feeling and feedback from the host school communities and if the concerns had been gauged. Ms. Gray stated that the individual forums at the schools provided an important step to receive feedback and answer questions. She noted that engagement and communication at all the schools would continue. Mr. Ulfelder noted that Ms. Ferko attended each meeting and made notes of the questions and comments received by the families at the forums. He added that Ms. Ferko had indicated that each forum had been productive.

The Board discussed the questions to be answered at the December Special Town Meeting as well as the expected articles for the 2021 Annual Town Meeting. There was a discussion of whether the Board would be voting on the swing space proposal. Board members expressed the view that the vote should relate exclusively to support for the feasibility study on the Hunnewell School and to calling a special town meeting for the appropriation of funds for schematic design. Mr. D'Amico stated that as part of the HHU project, the new external website providing additional information to the community had launched at www.wellesleyhhu.org and the site included the Hunnewell project background and the Feasibility Study.

Mr. Bunger of 1 Curve Street and the Vice Chair of the Sustainable Energy Committee came before the Board. He stated that SEC had discussed with PBC the sustainable building guidelines that the SEC is proposing for all municipal construction in the Town. He noted that a change in building codes that are in process would revise the energy efficiency requirements and may apply to the HHU projects depending on when they are constructed.

9. New Business and Other Correspondence

The meeting was adjourned at 9:04pm.

The next regular meeting is scheduled for Tuesday, October 15, 2019 at 4:00 pm in the Juliani Room.