

Permanent Building Committee
Meeting of October 10, 2019
Town Hall 7:00PM
Approved as Amended

A duly called and posted meeting of the Permanent Building Committee was held at the Town Hall, 7:00PM, October 10, 2019.

Present: T Goemaat (TG), D Grissino (DG), M King (MK), S Littlefield (SL), M. Tauer (MT)

Others: S. Gagosian (SG), A. La Francesca (AL), K. Kennedy (KK), M. Martin (MM-SC), M. Freiman (BOS), R. Foster (RF-MKA), W. Kalsow (WK_MKA), ~~S. Kirby (SK-Vertex)~~, N. Goins (NG-Advisory), ~~S. Gray (SG-SC)~~, M. Jop (MJ-Executive Director), W. Schwartz (WS-SSA), S. Marshall (SM-SSA), J. McDonough (JM-FMD), M. Lee (ML-Harriman)

Citizens speak

- None

Middle School Bundle

- ML (Harriman Architect) presented a slideshow detailing the completion of Schematic Design inclusive of casework review, consistency in replaced casework for attic stock, art room programming for critical space usage, sinks, kiln, and individual student storage. In addition, room 217 including an interior space for storage.
- ML presented the concept of expanding the cafeteria main entry point to create better flow. MK inquired about scope intent to which SG responded that the scope includes reorganizing the server, correcting the existing pinch point which was a SD request, change the server wall and create an aesthetically improved food court. ML clarified that the doors are required for fire safety standards and SL added that it acted as noise mitigation.
- ML indicated that 75% SD sets were sent out for pricing and current estimates land around the initial \$10M estimate with two possible alternates for painting the cafeteria \$20K and Room 217 casework and ceiling construction \$75K. The Committee discussed appropriate contingency which is currently 10% through design and 15% through construction. TG indicated that if you design to the budget, 10% is a good contingency and ML added that the CM will be assisting in estimates once on board to verify current numbers. SG prefers to roll Room 217 into the budget
- SL requested that the School Committee provide documented support for the proposed work in room 217 to which MM responded that the SC will discuss
- TG requested revisiting the retaining wall, wrought iron rail, and granite cap costs
- SG reported that the School Committee signed off on the scope details as prepared by Harriman, DE met with the School Business Manager on ideas and layout, and he will circle back to she and the principal for touchpoint signoffs.
- MM requested a presentation with the same level of detail be made to the SC so they may see the design.

Town Hall Envelope

- SG provided Allegrone Requisition #15 for approval.

It was moved and 2nd to approve Allegrone Requisition #15 in the amount of \$313,084.80, approved 5-0.

- RF presented vinyl samples of clock numbers and compared the vinyl to the gold leaf. MKA's recommendation for quality, historical accuracy, a commensurate price, and longevity were to use gold leaf. MF confirmed that using the gold leaf is preferred by the building owner.
- RF presented current PCOs: clock numerals, lead T's on all balustrade rails, and Phase 2 window trim repair has an overall order of magnitude of approximately \$10K.

Middle School Piping

- KK provided a project update that boiler startup occurred on 9/27, the team is working on resolving getting all 3 boilers up and running, heat is provided to the wings, and new electrical will help get things resolved. SG added that the current issue is due to emergency cutout switches being on one circuit.

School Security

- SG updated that he received feedback on the outboard speakers, had Levangie (electrician) review what it owned or not, and is working on closeout. MK added that he agreed with Levangie's summary of review.

Town Hall Interior Feasibility

- JM of FMD introduced the architectural team for the Town Hall Interior Feasibility Study as Ryan Foster and Wendall Kalsow of McGinley Kalsow Associates (MKA.) JM began the presentation with background information on the Town Hall. WK continued to note the historical background, no organic connection between the original Town Hall and attached library and that the building had overall constraints. Most notable items of challenge are: wayfinding, meeting rooms, increased Town staff, MEP at end of service life, significant MAAB items, and site constraints given that the building is surrounded by park land.
- RF indicated that they looked at the functions in Town Hall, met with staff and boards, included FMD even though they are offsite and determined 3 options:
 - 1) Baseline ADA items which results in a net loss of usable space
 - 2) Addressing MAAB with small programmatic increases (not FMD)
 - 3) All elements, including FMD and Land Use
- MT requested clarification on the usage of the term “landmark” and RF responded that the Wellesley Historic Commission considers this building in that category and thusly expect any renovation or expansion to be that of the quality found at the Gardner Museum for example.
- RF continued to share that more parking would be required due to congestion & increased space
- RF indicated that these findings are resultant in recommending an offsite Annex which would house Land Use and FMD.
- DG requested more information on how the Great Hall will be utilized to which RF responded that it would be restored to meeting space with balcony viewing. DG indicated that a conversation to have broader cross section of people come to the building other than for meetings is an opportunity to explore. JM and WK added that, while the session was not well attended, the public forum on the use of this space yielded interest in its restoration, use for social gatherings, and an alternative to the library’s Wakelin room.
- JM indicated that the Annex would serve as a swing space for the Town Hall Interior and the total cost for the combined projects is estimated at \$32M.
- TG expressed that his expectation of the study was space planning and not a renovation vs. restoration conversation and how a restored building can serve a modern use. JM indicated that a driving factor is the lack of space, MEP issues, and required MAAB improvements which must be addressed within three years.
- DG requested further review on the maximum capacity of Town Hall, future staff growth potentials and convertible spaces, and usage of the Great Hall as a point of civic pride.

Town Hall Annex

- JM introduced the architectural team for the Town Hall Annex Feasibility Study as Warren Swartz and Stewart Marshall of Swartz Silver Associates (SSA.) JM indicated that the SWA team was given the MKA Town Hall Interior Feasibility Report and programming and expected to operate off the existing findings and conduct a feasibility review of Annex specific needs.
- SM reviewed existing buildings, site traffic analysis, geotech and environmental investigation of parking area. Programming yielded \$13,500 SF which requires: 3 floors with FMD occupying one floor, Land Use departments on one floor, and a first floor which houses MEP and a large meeting space.
- SM presented progression of building shape as it relates to traffic flow, garage access, line of site, avoidance of duplicating lobbies on each floor, and maximizing space. TG and DG inquired about efficiency of building shape and floor plan and requested additional review of flexibility over time, equity between department space, and reflection on it being a civic building verses a typical office site.
- SG indicated that the team will reconvene, digest PBC feedback, and come back with responses to topics raised.

PBC Administrative Business

It was moved and 2nd to approve the minutes from 9/12/19, approved 3-0. DG, SL abstained.

It was moved and 2nd to approve the minutes from 9/26/19, approved 4-0. MK abstained.

It was moved and 2nd to approve the invoices as submitted, it was approved 5-0.

The meeting was adjourned at 10:43 PM

Respectfully Submitted,

Stephen D. Gagosian,
Design and Construction Manager

Posted 10/25/19 10:05AM