

**Permanent Building Committee  
Meeting of July 17, 2014**

**Approved 11-6-14**

A duly called and posted meeting of the Permanent Building Committee was held at Town Hall, at 7:30 PM, Present: S. Langer, M King, S Littlefield, R Shupe, A To; *Other:* DW – M Burton, A O'Toole; SMMA – J Soucy, C Racine; CBI- W Lawson; Crowley – M Vickey; SC – KC Kato, W Paul, M Kelley; BOS Rep - B Searle;

**Citizen Speak: none**

**MS Windows:**

MSBA has invited Wellesley to participate in its Accelerated Repair Program (ARP) based on a School Com. submission for Middle School window replacement.

- PBC accepts \$125,000 Schematic Design Phase fee for Project Manager and Architect services as recommended by FMD; School Com voted "up to \$125,000"
- PBC concerned that there is not enough allowance for abatement in construction estimate;
- PBC suggest selective deconstructive investigation of a small window;
- MSBA guidelines indicate communication by Aug 3 to demonstrate "ability to appropriate the funds necessary to process."
- PBC would like to communicate with MSBA re designer and OPM and the appropriation;

**Fiske Schofield**

**It was moved and seconded to accept D&W 7-17-14 meeting minutes. It was approved 6-0.**

Permitting Update:

- Fiske ZBA
  - Lighting – School Dept is collecting the schedule of events on site;
  - Drainage – potential additional cost will be between \$125,000 to \$140,000;
  - SMMA Draft responses to ZBA to be forwarded to PBC and OPM;
  - Operations & Maintenance Manual (O&M) – OPM met with DWP & FMD to discuss;
  - Queuing – Building Principals will report on existing traffic process and areas of concern within their staff;
  - Variance for Plant Screening – safety and operational issues;
  - Proposed Site Plan – almost same as existing ; walk way is same; adding 3 new trees
    - PBC advise architect that small island and light at handicap spaces could be damaged as designed; recommend it to be striped and perhaps another parking space instead of island;
    - Architect should talk with DPW about snow storage;
    - Existing sidewalk to remain;
    - No change to transition to street along sidewalk;
    - Add shrubs along 3 parking spaces;
    - West side of school
      - Ask DPW why the jersey barrier is located in parking lot;
      - ZBA urged addition of a walkway along school to elevator
- MAAB
  - 2<sup>nd</sup> hearing late September/early October – this is late for the project schedule;
  - PBC prefer to keep options open re design;
  - OPM will ask ZBA how they would respond to a late change;
- 75% Estimate Review
  - Delta is \$80,000; it includes adding sewer ejector work;
  - It does not include costs of any charges coming from permitting process;
- Move Logistics:
  - Schedule large amount of school move during spring vacation
  - School will purge its materials before that;
  - FMD is drafting its cleaning schedule required during move back;
- PBC accepts OPM recommendation to remove the proposed redesign of the front circulation from this project;
  - School Com will work with the Selectmen to reach another solution;
  - As a courtesy, this change should be sent to DRB

**PBC Capital Projects:**

**It was moved and seconded to approve CBI OPM contract for all 2014 Summer Capital Projects in amount of \$77,100.00. It was approved 4-0.**

**It was moved and seconded to approve CBI Amd #1 Clerk of the Works Services for all sites, NTE \$38,000. It was approved 6-0.**

**Architect's Bundle:**

- WMs Plaza

- DRB approved MS Plaza design and sent notification to Building Inspector (BI) who will contact GC;
- Consider plans for temporary traffic plan and accelerated schedule to prepare for school opening;
- Hunnewell – Closing out
- Sprague roof – PBC informed FMD that there are disconnected mechanical units, installed as part of renovation in 2003.
  - There is no ventilation in the space.
  - FMD should have an HVAC consultant investigate.
  - Until the mechanical issues are solved, no accurate evaluation can be achieved about the ventilation.
- Warren – Chimney framing underway

**FS & PS HVAC:**

- Controls meeting with all interested parties:
  - Town IT Dept will meet with Police Dept technology staff to confirm security.
- OPM wants confirmation that building permit is not necessary;
- Both boiler rooms are in good shape;
  - Police Station – there is no sheet metal permit yet; if not received this week, it will affect the schedule;
    - PBC directed Engineer to have a conference call with GC and sub contractor;

COP Fire Station	Install separate VAV box in private quarters	OPM reviewing proposal
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**MS Aud Seating:**

PCO	Remove podium and close up electrical floor box	PCO accept
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**It was moved and seconded to approve CO 1, change lights on end panels and armrest, in amount of \$6,416.63. It was approved 6-0.**

**It was moved and seconded to approve CO 2, paint ceiling, in amount of \$33,031.04. It was approved 5-0.**

**High School:**

- Roof:
  - Turner was on site to investigate all units for source of the leak; conveniently it rained heavily and leaked;
  - Turner also replicated the leak;
  - Turner is “cautiously optimistic” they have found the source of the leak;
  - Turner will instruct manufacturer to replace all the ‘convenience outlets’ that appear to have failed or are missing gaskets.

**Basketball Courts:**

- Existing lights and poles removed, asphalt milled;
- Sonotubes need to be put in before conduits can be installed;
- Contact Dave Hickey about where he is at regarding purchasing the other materials;
- Original projection was completion by first week of September but surface will be prepared by the time athletes are back;

**It was moved and seconded to approve the following minutes.:6-19-14 minutes. It was approved 5-0**

**It was moved and seconded to approve the following invoices: It was approved 5-0**

CBI Consulting	Inv # 22013	CA – MS Aud Stg – thru June 2014 (40%)	\$ 1,120.00
CBI Consulting	Inv # 22014	OPM CA – Cap Proj (June 2014) & COW thru 7/19/14	\$ 17,620.00
CA Crowley Engineering	#1374	CA – PS & FS HVAC May – July	\$ 6,140.00
SMMA	Inv # 41037	Thru 7/4/14 – 75% CD/Permitting	\$ 289,373.50
HSH	Inv # 2r	Revision	\$ 93.18
HSH	Inv # 3-A	Oct 2013 Traffic Engineering/Exp	\$ 1,643.30
HSH	Inv # 4	June 2014 – Traffic Engineering	\$ 1,810.00
Lazaro	Inv # 6241	HS BBall Court – excavation of asphalt	\$ 5,200.00
Ryegate	Inv WHS107R	WHS Amd #9 – consultants fees	\$ 12,628.00
Dore & Whittier	Inv # 7	F&S – Construction Docs & Amd 2 Asbestos Monitor	\$ 20,370.00

The meeting was adjourned 10:38PM.

Respectfully submitted,



Katheryn Mullaney  
Projects Administrator