

Permanent Building Committee
Meeting of January 12, 2023
Online Meeting 7:30PM

Approved

A duly called and posted meeting of the Permanent Building Committee was held via online mediums, 7:30 PM, January 12, 2023.

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 (JM-FMD)~~, ~~A. Herbert (AH-FMD)~~
Liaisons/Proponents: T. Ulfelder (TU-SEL), M. Martin (SC-MM), C. Mirick (SC-CM), W. Paul (WP-Advisory), ~~G. Smith (GS-Hardy)~~, L. Olney (SB-LO), B. Sullivan Woods (SB-BSW), A. Lanza (AML-SB), A. Frigulietti (AF-TOW), S. Strother (SS-TOW), L. Eisenberg (LE-SC), C. Mack (CMack-SC), L. Chow (LC-SC)
Consultants: J. D'Amico (JD-Compass), E. Sarazin (ES-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. Rebuck (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)~~, ~~R. Park (RP-SMMA)~~, ~~P. Kleiner (PK-Schwartz Silver)~~, ~~S. Marshall (SM-Schwartz Silver)~~, ~~K. Laser (KL-Schwartz Silver)~~, ~~R. Lynch (RL-Shawmut)~~, ~~R. Joubert (RJ-Shawmut)~~, ~~J. Pollock (JP-Shawmut)~~, ~~L. Slaven (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)~~, M. Suscovich (MS-Consigli), M. Consigli (MC-Consigli), B. Barry (BB-Consigli), M. Boucher (MB-Consigli), ~~N. Liu (NL-Schwartz Silver)~~, ~~J. Brenton (JB-IMEG)~~

Citizens speak

- None

Town Hall Renovation

- GR presented the results from the temporary space solicitation and requested authorization to negotiate with Wayne Office Park LLC., which was the highest ranked proposal located at 888 Worcester Street. The Committee had no comments and gave authorization to do so.
- AL gave an update on transition activities and stated that moving and furniture rental procurement were moving along and that the Town Hall logistics were ongoing.
- SG informed the Committee that only one proposal was received for the Clerk of the Works and it was substantially over budget. SG has begun the process with HR for direct hire.
- SG presented two proposals from Weston & Sampson for soils management and requested approval. The Committee had no comments and was in agreement.
- AS introduced Bob Barry as the superintendent that Consigli is proposing for the project, this will complete the Consigli team. AS stressed his experience with similar project types and stated that he and MS would be a strong team. MC reiterated that BB has been with Consigli for 28 years and MS for seven. TG felt BB had a great resume and that Consigli has proposed a great team to which the Committee concurred.
- **It was moved by MT and 2nd by SL to approve the Weston & Sampson proposal for soils testing in the amount of \$21,000 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 4-0 (SL, MT, DG, and TG).**
- **It was moved by MT and 2nd by SL to approve the Weston & Sampson proposal for construction observation in the amount of \$11,600 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 4-0 (SL, MT, DG, and TG).**

PBC Administrative Business

- SG presented the 12/15/22 minutes for review and approval, to which there were no comments. **It was moved by MT and 2nd by SL to approve the 12/15/22 minutes. It was approved via roll call vote 4-0 (SL, DG, MT, and TG).**
- SG presented the submitted invoices for review and approval. **It was moved by MT and 2nd by SL to approve the invoices as presented. It was approved via roll call vote 4-0 (MT, DG, SL, and TG).**

Hunnewell

- BP presented WTR Requisition # 11, the Committee had no comments.
- **It was moved by MT and 2nd by DG to approve WTR Requisition #11 in the amount of \$1,738,782 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 5-0 (SL, DG, MT, CM, and TG).**
- BP presented WTR PCO memo for review and stated he was looking for verbal approval for PCO #8055, TG inquired about Guigli not marking up and felt they should be entitled to this. JD stated that this sub has stepped up on several occasions to help the Town and just cover their costs. The Committee said while it was appreciated, it was not expected. The Committee agreed to PCO #8055.
- BP gave a progress update: two sections of the SOG have been installed, roof is about 40% complete, exterior and interior wall framing has commenced and is progressing well.

Hardy

- The Select Board and School Committee called their 1/12/2023 meetings to order at 7:50 PM.
- JD presented the early GMP package showing this portion of the work 31% of the project coming in \$1,691,000 below the 90% CD control budget. This included trades bids for Early Trade Packages (ETP#1) of Foundation Waterproofing, Elevator, Roofing & Flashing and non-trades bids of Site Work, Concrete, Steel, and House Demolition. Vertex has collaborated with Shawmut on descoping these trades and reached best and final pricing in order to expedite the schedule and construction start.
- RL stated that while this is a positive trend, Shawmut has been made aware of potential price increases in some of the remaining trades after the first of the year.
- TG stated that it appears that Shawmut prorated the PRs & GCs based on the 31% of the project value to which RL replied yes. TG felt that this was a good start.
- MM asked when the remaining bidding will be complete, JD replied the draft GMP for the remaining will be ready mid-March. This is the milestone that will indicate if additional funds are needed.
- BSW asked what descoping was. RL replied that it is an exercise where all the bids are reviewed with the bidders for completeness and validity, this enables Shawmut to level the bids and present the order of bidders.
- TG inquired about the elevator and JD stated that Delta Beckwith was working with the project team to make some minor adjustments and reduce the cost. TG asked if Shawmut had considered other vendors since the Town saved significant money doing the same on Town Hall. RL stated that he didn't feel time allowed that approach and that we will work toward a best and final with Delta Beckwith.
- JD reviewed the RTAs for approval and asked for authorization to approve and sign. JD further discussed authorizing Vertex to approve RTAs less than \$900,000. JD reviewing Construction Administration changes similar to Hunnewell; Vertex to have authorization to review and approve Owner and CM Allowances below \$25,000, Vertex and FMD have the authority to review and approve in contract budget transfers from underutilized Owner and CM allowance to another allowance, Vertex and FMD have the authority to approve in contract CM contingency usage below \$25,000, authorize Vertex and FMD to approve Owner Change Orders up to \$25,000 when timing requires, and authorize Stephen Gagosian and Matt King to approve Owner Change Orders up to \$75,000 when timing requires. The Committee agreed.
- TG agreed with above provided that OT was never to be an allowance but always a hold and that JD was to verify on all RTAs. JD directed this to Shawmut, to which BJ & JP acknowledged.

- It was moved by MT and 2nd by SL to approve the GMP Amendment # 3 (Early Bid Package #1) in the amount of \$18,018,956 and authorize Stephen Gagolian to sign on behalf of the PBC. It was approved via roll call vote 5-0 (SL, MT, DG, MM, and TG).
- It was moved by MT and 2nd by SL to approve the RTAs for Site Work, House Demolition, Concrete, Steel, Roofing, & Foundation WP as presented authorize Vertex (JD) to sign on behalf of the PBC. It was approved via roll call vote 5-0 (SL, MT, DG, MM, and TG).
- It was moved by MT and 2nd by SL to approve the NTP to Shawmut authorize Vertex (JD) to sign on behalf of the PBC. It was approved via roll call vote 5-0 (SL, MT, DG, MM, and TG).
- It was moved by MT and 2nd by SL to authorize Vertex (JD) to sign future RTAs under \$900,000 on behalf of the PBC. It was approved via roll call vote 5-0 (SL, MT, DG, MM, and TG).
- It was moved by MT and 2nd by SL to authorize Vertex (JD) and FMD to administer contract changes as stated and sign on behalf of the PBC. It was approved via roll call vote 5-0 (SL, MT, DG, MM, and TG).
- It was moved by MT and 2nd by DG to approve Shawmut Precon Requisition #13 in the amount of \$9,640.94 and authorize Stephen Gagolian to sign on behalf of the PBC. It was approved via roll call vote 5-0 (SL, MT, DG, MM, and TG).
- JD presented the proposed limits of the abutter survey showing 400' limit which was used for Hunnewell. TG questioned the logic of 400' and felt a consistent approach was needed. JD said there was no reason for it and that the only required survey would be for blasting at 250'. MT felt all abutters should be included. It was discussed to leave the new building survey at 400' and add the existing building buffer at 100'. JD will adjust the scope and acquire proposals.
- ES presented the approach for the ground breaking ceremony which will include MSBA. Due to the SC's desire to include the students it was decided to locate the ceremony outside the fence near the existing circle and schedule for April. Vertex to coordinate dates and revisit with PBC.
- ES updated the Committee on the Zoning final order of conditions and that the decision date of 1/10/2023 would allow for the scheduled start of construction.
- The Select Board and School Committee adjourned their meetings at 8:27 PM.
- SY presented interiors boards and stated that material and colors had been simplified. SY presenting flooring materials and upholstered cushions. SL commented that the yellow cushions would be a maintenance problem. SY said they will study changing to green.
- SY presented wall colors. SL felt that two of the yellows were muddy colors, SY to review. SL said it was difficult to understand where the colors were due to lack of illustration. SY showed a slide that gave the general locations.
- TG asked if the ceiling shown was the actual one, SY replied in color only but it wasn't the actual grid. The Committee gave direction to return with the actual products being used and to change the yellow cushions to green.
- JD presented the environmental graphics and stated there was a new more streamlined approach. Vinyl wall coverings were reviewed at the Main Office, Library, Stairs, and Classrooms. TG asked what protective over laminate was and JD stated it was a film product. SL asked about durability, JD stated that it wasn't scratch resistant but would last under normal exposure. TG-was this used at Hunnewell? JD-yes at two locations. JD showed the Main Stair approach of reducing tile and extending the graphic concept with vinyl covering. The stair by the Cafeteria was also reviewing showing the change to tile wainscoting.
- SY reviewed the salvaged items and placement. SL inquired about the cupola, AP stated they were only using the weathervane and that is would be put on a granite post. SL cautioned against the use of rugs in high traffic areas.

MT introduced Wendy Paul as the new Advisory Liaison.

The meeting was adjourned at 9:07 PM.

Respectfully Submitted,

Stephen Gagolian
Design & Construction Manager

Meeting Documents

- Staff Summary Agenda 1-12-23
- 1-12-23 PBC Agenda
- Non-Price Proposal -Clerk of the Works for the Wellesley Town Hall Renovation Project_Hill Intl
- PRICE Proposal - CoW THI - Hill International
- Barry_Bob
- RE Bob Barry Reference (1)
- RE Bob Barry Reference (2)
- 60 Williams St - NON PRICE Bid Proposal - THI Temp Space Lease
- 888 Worcester St - NON PRICE Bid Proposal - THI Temp Space Lease
- THI Temp Space Lease - PRICE Bid Proposal - 888 Worcester St
- THI Temp Space Lease PRICE Bid Proposal - John Hancock - 60 Williams
- Selection Committee Worksheet- 12.20.22
- THI Lease Space Subcommittee Minutes 12.20.22 FINAL
- THI Lease Space Subcommittee Recommendation 1.12.23
- 2743 Wellesley Town Hall Buysheet 1.11.23
- LSP Wellesley Proposal - Construction Observation - Wellesley Town Hall - 01.11.2023
- LSP Wellesley Proposal - Soil Assessment - Wellesley Town Hall - 01.10.2023
- PBC Town Hall Interior Design Budget
- THI Construction Budget
- Hunnewell - PCO Log 01.10.23 for PBC Meeting
- Hunnewell - Requisition #11 - December 2022
- Hunnewell Construction Budget
- Look Ahead Schedule (1.11.23)
- MEMO - PBC PCO Summary 01.10.23 (for 01.12.22 mtg)
- PCO 8055 REV 1 - RFI 185 Under Drain at Under Slab Detail (Allowance 7112) 01.10.23
- Hardy BP#1 - Partial GMP Recommendation Letter_230112
- Hardy School_SDC RTA No.003_Concrete 20230111
- Hardy School_SDC RTA No.005_Sitework 20230111
- Town of Wellesley - Hardy ES School - Shawmut GMP#1_SUBMISSION_20230112
- 12.22.2022 Shawmut Notice of Sub Direct payment
- 2023 01 12 PBC Design Presentation – DRAFT
- 191180 - MSBA Wellesley Hardy ES Application #13
- Hardy ES Notice to Proceed -Shawmut 230106 – draft
- Memo for Groundbreaking Ceremony
- SDC Amendment #3 - Bid Package #1 (Early Trade Package)R1
- Town of Wellesley - Hardy ES School - Shawmut GMP#1_SUBMISSION_20230106
- Vertex and FMD authorization request 230112
- Hardy CA Limits
- Hardy Construction Budget
- Hardy Bids Gatehouse Media Townsman Ad Inv 5106736
- Hunnewell Compass Inv CPM 69-51
- Hunnewell SMMA Inv 58367
- MSBS Harriman Invoice 2212037
- PBC Minutes 12-15-22 – Final
- THI Schwartz Silver 2002.01.16REV
- PBC Invoice Sign Off 1-12-23