

Permanent Building Committee  
Meeting of January 14, 2021  
Online Meeting 7:30PM  
Approved

A duly called and posted meeting of the Permanent Building Committee held via online mediums, 7:30PM, January 14, 2021.

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), J. Jurgensen (JJ-Library)  
Liaisons/Proponents: ~~M. Freiman (MF-SEL)~~, J. Levitan (JL-Advisory), S. Gray (ShG-SC), M. Martin (MM-SC), D. Lussier (D.L), J. Soliva (JS)  
Consultants: J. D'Amico (JD-Compass), L. Westman (LW-Compass), J. Rich (JR- WT Rich), B. Paradee (BP-WT Rich), A. Pitkin (AP-SMMA), K. Olsen (KO-SMMA), A. Iacovino (AI-SMMA), M. Dowhan (MD-SMMA)

### Citizens speak

- None

### Middle School Building Systems

- SG updated that the Arch flash study was completed and that millwork, door frames and hardware, and kitchen RTAs (Recommendation to Award Letters) were ready for approval.
- TG requested Shawmut provide the budget and buyout on the RTA forms for context moving forward.

**It was moved and 2<sup>nd</sup> to accept the RTAs as presented and designate SG to sign on behalf of the PBC, it was approved via roll call vote 5-0.**

### Library Interior

- SG presented the first Nadeau requisition for construction comprised of bond costs to which the Committee indicated consistency with payment of such items across projects should be achieved.

**It was moved and 2<sup>nd</sup> to approve Nadeau application #1 in the amount of \$38,000.00 and for SG to sign on behalf of the PBC, it was approved via roll call vote 4-0.**

### Hardy Upham

- JD presented that the RFQ for CM at Risk is underway and there needs to be a prequal committee established and requested a PBC representative.

**It was moved and 2<sup>nd</sup> to nominate MT as PBC representative with MK as alternate, it was approved via roll call vote 5-0.**

- JD requested permission to proceed with the use of ProjectDog for CM at Risk procurement to which the Committee agreed and SG indicated it could be rolled into the next amendment.
- KO proposed that the education working groups would occur during the day and that they would meet with the PBC quarterly for a working group within the PBC meeting to discuss materials and massing to which the Committee agreed.
- JD projected a busy approval schedule SD pricing set through July 7<sup>th</sup> MSBA deadlines and he will be preparing a plan to map this for the team.

### Hunnewell

- JD and JR introduced the cost estimate landing close to anticipated at this DD phase (\$22K "under budget".)
- ShG asked when bidding and construction would commence based on his current schedule to which JR responded 100% CDs for bidding in September 2021 followed by construction July 2022.
- KO provided an update: planning confirmed order of conditions and it included \$475K of offsite improvements, NOI was submitted to wetlands, preparing for ZBA site review and DRB upcoming meetings, and KO will be discussing with FMD and DPW the site conditions relative to the curb ramp. DG requested that the scope of offsite work be quantified more. DG noted the importance of submitting materials in a timely fashion.

- The Committee and project team discussed the cost per student and design capacity, enrollment expectations, and the appropriate number of pieces per classroom and the project team was asked to get estimated costs of needed pieces to clarify and finalize FF&E costs.
- AP presented VE (Value engineering) options for removal such as: Cameron street wall, unit pavers in outdoor classroom & landscaping, terraced seating simplified, scale down screen walls to Cameron Street and service zone, reduce visual rooftop screen, reduce media center glass, replace terrazzo in lobby with rubber flooring, change innovation space floor from sealed concrete to rubber flooring, reduce media center specialty ceiling quantity, remove learning center clerestory windows, reduce salvage items, and provide overhead VRF system instead of displacement ventilation. SMMA reviewed the components to switching to VRF and confirmed that in addition to creating more flexibility in the classroom space, the filtration system on VRF meets Covid related goals of merv 13 or better. The Committee agreed with the VE changes and requested more items be evaluated. TG said he would submit a VE list for evaluation and pricing. The Committee felt their charge was to provide the Town with the most economical solution that meets the programing and is visually appropriate.
- JD requested feedback from the Committee on extent to preexisting surveys with abutters to which they requested an estimate focused on a smaller and exterior range given that they are not driving piles or blasting ledge. The topic will be reviewed again for decisions.
- JD raised that he would like to increase the amount in the construction contingency budget line and has a correlating reduction which will release to the Town out of the design phase.

### **New Business**

- SG indicated that staff are working on a project grid to organize action items needed at PBC meetings which partner with the OPM's Overall Project Schedules.

### **PBC Administrative Business**

**It was moved and 2<sup>nd</sup> to approve the minutes from 12/17/20, it was approved via roll call 4-0.**

**It was moved and 2<sup>nd</sup> to approve the invoices as presented, it was approved via roll call 4-0.**

The meeting was adjourned at 10:08 PM.

### **Meeting Documents**

- Staff Summary Agenda 1/14/21
- Harriman Invoice 2011091
- Hunnewell Traffic Environmental Partners Inv 1020242
- Library Interior Reno JRA Invoice 11
- Library Interior Reno JRA Invoice 12
- PBC Minutes 12-17-20 Draft
- WTH BCM Invoice 7768-1
- WTH Landscaping 11-2020 WO 29317
- CM @ Risk RFQ Wellesley Hardy\_School\_draft final to PBC
- Compass ProjectDog Electronic Collection Services Request letter
- Hardy Project Agendas –SD
- PBC Hardy presentation slides\_210114 Mtg
- SBC Hardy Upham Feasibility Budget
- Wellesley Hardy Upham Elementary School IG Notice to Proceed 1-4-21
- WUES CMR Pre Qual timeline\_210107 rev
- Plan Set
- 00\_2021 1-14 \_ PBC DD-Review - FINAL Advance Copy
- 01\_Hunnewell WT Rich Final DD Cost Estimate 12-20
- 02\_Detailed\_VE\_byTier
- 03\_Hunnewell Total Project Budget 20210108 DD update
- 04 Hunnewell BETA\_2021\_January\_Hunnewell\_Curb Ramps Analysis\_v6\_20210107

- 05\_Hunnewell FF&E Budget-SD\_2020.11.20
- 06\_Hunnewell FF&E Budget-SD\_2020.11.25
- 20210108\_Hunnewell\_NOI\_DRAFT
- 20210108\_Hunnewell\_Stormwater-Report\_DRAFT
- PBC Hunnewell Design Budget
- SBC Hunnewell Feasibility Budget
- Library Interior Reno Construction Budget
- Library Interior Reno Design Budget
- Wellesley Parts Quote 1-14-21
- WFL Nadeau Requisition #1
- 13\_Wellesley MSBS\_Kitchen Equipment
- 14\_Wellesley MSBS\_Doors Frames HDWR
- 15\_Wellesley MSBS\_Millwork
- MSBS Construction Budget
- MSBS Design Budget
- Library Roof Replacement Construction Budget
- Middle School Piping Construction Budget
- Town Hall Envelope Construction Budget

Respectfully Submitted,

Abbie La Francesca  
Projects Assistant

Posted 2/1/21 1:35PM