

Permanent Building Committee  
Meeting of January 28, 2021  
Online Meeting 7:30PM  
Approved

A duly called and posted meeting of the Permanent Building Committee held via online mediums, 7:30PM, January 21, 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)~~, D. Lussier (DL-Schools)  
Liaisons/Proponents: ~~M. Freiman (MF-SEL)~~, J. Levitan (JL-Advisory), S. Gray (ShG-SC), M. Martin (MM-SC), C. Mirick (CM-SC)  
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), P. Kleiner (PK-Schwartz Silver), S. Marshall (SM-Swartz Silver)~~

### Citizens speak

- None

### Middle School Building Systems

- SG reported that the Harriman and SGH will be working on mockups indicating material selection and color for exterior work to which the Committee requested a window of time to view the mockup at FMD offices.
- SG presented the metal panel RTA for approval.

**It was moved and 2<sup>nd</sup> to accept the RTA as presented and designate SG to sign on behalf of the PBC, it was approved via roll call vote 6-0.**

- SG reported that staff is working on the logistics to hold a neighborhood meeting for the project and will provide more detailed updates as it approaches.

### Library Interior

- SG presented the latest contract version with ENES for the lumes wall to which the Committee raised concerns including progress payments for an overseas item, FOB language explicitly noted, and risk. SG was instructed to inform the vendor and revise the contract to address these items and revisit the status at the next meeting.

### Town Hall Interior

- SG presented an update to the project which includes a consultant fee reduction, savings on OPM costs by bringing it internal, and increases in Commissioning and utility back charges and requested authorization to move these numbers on to Advisory. Discussion yielded the following points:
  - The consultant's fee, while high, is fair based on the type of building and project.
  - MF and the Select Board present the project as the full renovation in order to be efficient and functional for day and night government and view the ADA budgetary items as informational only. They assert that costlier items within the project such as stairs and circulation are essential to building functionality and that current working conditions have informed staff work space planning and the design will efficiently accommodate the program without unused additional space.
  - The Committee agreed that the budget reflects the scope, program, and aspirations of the Select Board has outlined as the proponent and this budget serves as a proposed maximum.
  - MJ reported that additional funding sources for historical projects will be investigated and may be utilized.
  - SG will send current budget numbers and a copy of the presentation as review material for Advisory to re-acclimate to the project for their February 10<sup>th</sup> meeting.

### Town Hall Envelope

- SG reported that the results of a 10 month warranty walk through have yielded follow up work on some windows and he will keep the Committee apprised of updates.

## **New Business**

- SG indicated that meeting frequency may be required to increase based on materials to review and that AL is generating a projected meeting topic grid to shepherd the meeting scheduling along.
- SG requested authorize himself and the PBC liaisons \$15K for the Library and \$25K for MSBS for time sensitive expenditure authorizations between meetings. The Committee was amenable to the amounts and requested a formalized process draft or memo to be generated for use with contractors to authorize such work.
- DG indicated that discussion of security information, particularly at school locations, needs a process to apply when handling such sensitive information publically to which SG responded that items could be reviewed through liaisons or alternative methods to comply.
- ShG introduced Catherine Mirick as a backup liaison to the Hunnewell project for the School Committee as ShG phases out.

## **PBC Administrative Business**

**It was moved and 2<sup>nd</sup> to approve the minutes as presented for 1/14/21, it was approved 4-0, MK abstained. It was moved and 2<sup>nd</sup> to approve the minutes as amended for 1/21/21, it was approved 5-0**

- MT will participate in the Hardy Prequalification Committee for the CM at Risk process for Hardy on behalf of the PBC.
- The Committee agreed to add a meeting on 2/18/21 to cover Hunnewell materials submission review.

**It was moved and 2<sup>nd</sup> to approve the invoices as presented, they were approved via roll call 5-0.**

The meeting was adjourned at 8:56 PM.

## **Meeting Documents**

- Staff Summary Agenda 1/28/21
- Hunnewell SMMA Invoice 54305
- Library Interior Reno JRA Invoice #13
- MS Piping & Town Hall Exterior FMD Transfer
- MS Piping FMD Transfer
- MSBS & Town Hall Transfers Dec 2020
- MSBS 10-12-1-20 FMD Transfer
- MSBS FMD Transfer Jan 2021
- PBC Minutes 1-14-20 Draft
- PBC Minutes 1-21-20 Draft
- ENESS Contract Final (1) signed
- Library Interior Reno Construction Budget
- Library Interior Reno Design Budget
- 17\_Wellesley MSBS\_Metal Panel\_rev1
- MSBS Construction Budget
- MSBS Design Budget
- Fwd 12821 PBC Meeting Materials – Schools
- Library Roof Replacement Construction Budget
- Middle School Piping Construction Budget
- PBC Hunnewell Design Budget
- SBC Hardy Upham Feasibility Budget
- SBC Hunnewell Feasibility Budget
- TH Window 10-month
- Town Hall Envelope Construction Budget
- Wellesley 10 month inspection
- 2002-WellesleyTownHall-FeeProposal-SSA
- PBC Budget ADA 1-28-21
- PBC Budget TH Interior 1-28-21

- PM&C ADA Estimate
- PM&C Final Estimate\_100620\_CPC Est\_121520

Respectfully Submitted,

Abbie La Francesca  
Projects Assistant

Posted 2/12/21 11:45AM