

Permanent Building Committee
Meeting of February 24, 2022
Online Meeting 7:30PM

Approved

A duly called and posted meeting of the Permanent Building Committee was held via online mediums, 7:30PM, February 24, 2022.

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), A. Friguliotti (AF), J. McDonough (JMcD-FMD)~~
Liaisons/Proponents: T. Ulfelder (TU-SEL), M. Martin (SC-MM), ~~C. Mirick (SC-CM), G. Smith (GS-Hardy), M. Robinson (MR-Library), A. Ferrer (AF-Advisory)~~
Consultants: J. D'Amico (JD-Compass), ~~L. Westman (LW-Compass), P. Cox (PC-Compass), J. Rich (JR- WT Rich), B. Paradee (BP-WT Rich), A. Ralphs (AR-WT Rich), A. Pitkin (AP-SMMA), J. Seeley (JS-SMMA), M. Dowhan (MD-SMMA), E. Mulligan (EM-SMMA), P. Rebeck (PR -SMMA), M. Reid (MR-SMMA), J. Hart (JH-SMMA), A. Iacovino (AI-SMMA), A. Oldeman (AO-SMMA), P. Ammon (PA-SMMA), M. Dion (MD-SMMA), P. Kleiner (PK-Schwartz Silver), S. Marshall (SM-Schwartz Silver), R. Lynch (RL-Shawmut), R. Joubert (RJ-Shawmut), J. Pollock (JP-Shawmut), L. Slavin (LS-Shawmut), Sam Hanna (SH-Shawmut), K. Ho (KH-BETA), T. de Ruiter (TdR-BETA), S. Yacko (SMMA), A. Serrano (Consigli)~~

Citizens speak

- none

Library Interior

- SG presented Nadeau requisition #12 to which there were no comments
- **TG moved to approve Nadeau Requisition #12 in the amount of \$57,955, MT seconded and the vote was 5-0 to approve via roll call vote (SL, DG, MT, MK, TG.)**
- SG presented information on the Library's request for 3 additional pieces of furniture, the Committee was in support of the purchase and authorized procurement.

Middle School

- SG presented Harriman amendment #005 for additional sound analysis in the Auditorium at no charge. The Committee had no comments.
- **TG moved to approve Harriman Amendment #005 in the amount of \$0, MT seconded and the vote was 6-0 to approve via roll call vote (SL, DG, MT, MK, TG, MM.)**
- SG reviewed Shawmut Requisition # 011, TG inquired about the GMP adjustment change order timing. SG stated that there were a few items remaining and once completed he would work on that with Shawmut. Shawmut is not charging general conditions for the late work.
- **TG moved to approve Shawmut Requisition #011 in the amount of \$35,001.66, MT seconded and the vote was 6-0 to approve via roll call vote (SL, DG, MT, MK, TG, MM.)**

Town Hall Interior

- GR introduced A. Serrano from Consigli. AS thanked the Committee for being selected and gave a brief update on the estimate work in progress.
- SM gave updates on the project development, interior design progress, and pending reviews by NRC, DRB, & MAAB.
- SL preferred the new arrangement for the Town Clerk suite.
- DG inquired about the large space adjacent to the Juliani Room and requested that area be further studied to better utilize the space. After discussion with TU about the glass wall it was decided that TU would confirm with the SB about the need for the wall and that SSA would present some alternatives for the space.

- The exterior mechanical equipment was discussed. SSA presented a fenced area for the condensers and discussed the dimensions of those and the generator. After viewing the models of the front and back, DG said to aggressively screen the front to virtually block the equipment from view and to have a lighter approach for the back to which the Committee agreed.
- TG requested that TU have his board sign off on the DD before proceeding with CD. TU agreed and the project team will present.

Hunnewell School

- ES presented the WTR proposal for having WTR's Exec. PM full time instead of 3/4 time which will be a GMP reallocation from post GMP signing buyout savings. The Committee thought this was prudent given the demanding schedule and asked that this be put into a contract amendment.
- AP reviewed the site sign. The Committee requested that the floor plan be replaced with an interior view of a classroom.

Hardy School

- AP & EM presented the exterior reviewing fenestration, brick patterns, and brick color.
- DG commented that the patterning of the brick seemed effective but encouraged spreading it out on the entire South gym wall utilizing potential raking sunlight to enhance the texture and did not feel that the West wall was worth the expense. He had similar comments for the Tower.
- MT inquired about climbing potential on brick pattern, AP replied that there was only a 3/8" projection. DG also said that spreading out the pattern would alleviate the condition.
- DG asked about the reasoning for phenolic panels at the Southeast classroom projection, AP stated that it was a layering strategy to express the mass and function.
- AP & EM stated that the window frames would be the same color and that model had to be further developed to express that.
- SL expressed concern over the high windows and amount of glass in the Kindergarten rooms compared to other classrooms due to grading issues caused by the removal of the retaining wall. After discussion, the Committee requested that this be studied to include a potential partial retaining wall to enable the windows to be the same dimension as throughout the rest of the building. SL discussed how the Hunnewell KCR windows were made into something special but Hardy doesn't seem to be getting the same focus.
- Three options for brick color were presented, after discussion the Committee requested larger samples of options A & B with a tonal blend within the color.
- AP informed the Committee that the Principal was determining which items from the existing building the School would like to incorporate into the new building. PBC requested a list and locations for review. Initial focus was on the weather vane on top of the dome.
- SY presented the interior design progress reviewing the corridor treatment, Media Center, Cafeteria, and Gym.
- SL asked about carpet in the small group where it was rubber at Hunnewell. SY thought this was more appropriate for the specific user group in this school but will discuss with educators.
- TG commented that the Media Center seems cavernous and out of scale, SL suggested creating some more intimate spaces. SMMA to study.
- SL expressed concern over noise migrating through the open stair from the Cafeteria, SMMA will study with acoustical consultant.
- MM inquired about the quiet dining walls and expressed a concern over full visibility of the wall facing the Cafetorium. SMMA will get feedback from the educators.
- SMMA will continue to meet with school and return with further developed plans and images.
- The PSI Application was discussed at length by the Committee. The Committee felt that there was no clear recommendation but did not disagree with the reasons for the Traffic Consultant changing their approach. The Traffic Consultant feels the traffic light will enhance safety but adversely impact Weston Road traffic. The intersection meets one of the warrants which under Mass DOT would not satisfy the requirements for the use of a traffic light. The road is not under Mass DOT but there's a question of Town liability and what standard if any prevails. The Committee felt that this whole situation was driven by the letter received from several Town Departments that should have been part of the PSI review and was not the proper strategy for reviewing this type of element. The Committee decided to submit the PSI

Application as is, since they did not have the purview of traffic light installations and that the governing board would have to determine the proper path forward as part of the PSI process.

New Business

- None

PBC Administrative Business

- SG presented the PBC Meeting Minutes from 2/10/22 to which there were no comments.
It was moved (TG) and 2nd by (MT) to approve the minutes as presented 4-0 via roll call vote (SL, MT, MK, & TG).
- SG reviewed the submitted invoices to which there were no comments.
It was moved (TG) and 2nd (MT) to approve the invoices as presented. It was approved via roll call vote 4-0 (SL, MT, MK, & TG).

The meeting was adjourned at 10:08 PM.

Meeting Documents

Children's Added Seat
Children's Book Display
indie chair 39461A – PROPOSAL
Welcome Area Book Display
Wellesley round display units 2-1-22
Request for Lounge Chair and 2 Display Rounds
WFL Nadeau Pay Req 12
Library Interior Reno Construction Budget
Attachment - PBC Amendment 005 Harriman
MSBS Shawmut Construction Req #11
MSBS Construction Budget
Hunnewell Project Sign DRAFT4
WTR Proposal for Increase to GC's – 020822
Hunnewell Construction Budget
2022 02 24 PBC - FRIDAY DRAFT
6814-HardyPSIAPPENDIX
6814-HardyPSITrafficReport
FW Wellesley Hardy School - PSI Traffic (Signal)
Hardy Shawmut Precon Req #2
SBC Hardy Upham Feasibility Budget
Hardy Compass Inv CPM 74-34
Hardy SMMA Inv 54614
Hardy SMMA Inv 56415
Hardy SMMA Inv 56512
Hunnewell Compass Inv CPM 69-41
Hunnewell SMMA Inv 56508
MSBS Unemployment Transfer 1
MSBS Unemployment Transfer 2
PBC Minutes 2-10-22 - Draft Final
THI SubEx Oracle Inv 100169381
Staff Summary Agenda 2-24-22

Respectfully Submitted,
Stephen Gagosian
Design & Construction Manager

Posted 3/14/22 5:10PM