

## Permanent Building Committee

Meeting of March 23, 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, March 23, 2023.

PBC Present: ~~T. Goemaat (TG)~~, M King (MK), S Littlefield (SL), M. Tauer (MT), Jose Soliva (JS)  
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)~~, ~~Cricket Vlass (CV)~~, ~~Dave Cohen (DC)~~  
Liaisons/Proponents: T. Ulfelder (TU-SEL), C. Mirick (SC-CM), W. Paul (WP-Advisory), ~~G. Smith (GS-Hardy)~~  
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), R. Park (RP-SMMA), J. Williams (JW-SMMA), ~~M. Downan (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)~~, ~~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

### MSBS

- SG presented Shawmut DCAMM evaluation. The Committee concurred with the evaluation.
- **It was moved by MT and 2<sup>nd</sup> by SL to authorize Stephen Gagosian to submit the evaluation and sign on behalf of the PBC. It was approved via roll call vote 4-0 (SL, JS, MK, and MT). CM Abstained.**

### Town Hall Renovation

- GR updated the Committee on the moving and logistics and stated that activities were progressing and on schedule.
- GR presented Consigli Requisition #1, the Committee had no comment.
- **It was moved by MT and 2<sup>nd</sup> by SL to approve Consigli Requisition #1 in the amount of \$380,711.66 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 4-0 (SL, JS, MT, and MK).**
- GR presented the Yankee Engineering Contract for materials testing, the Committee had no issues
- **It was moved by MT and 2<sup>nd</sup> by SL to approve the contract with Yankee Engineering in the amount of NTE \$35,000 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 4-0 (SL, JS, MK, and MT).**

### PBC Administrative Business

- SG presented the meeting minutes from 2/23/23, the Committee took no exception.

- **It was moved by MT and 2<sup>nd</sup> by MK to approve the 2/23/23 meeting minutes. It was approved via roll call vote 3-0 (SL, MT, and MK). JS abstained.**
- SG presented the meeting minutes from 3/9/23, there were not adequate members attending to vote approval.
- SG presented the submitted invoices.
- **It was moved by MT and 2<sup>nd</sup> by SL to approve the invoices as presented. It was approved via roll call vote 4-0 (SL, JS, MK, and MT).**

### Hunnewell School

- ES presented the PCO memo for a head nod.
  - PCO 8064 for rough plumbing changes in the Kindergarten Classrooms due to structural conflicts. The Committee agreed to proceed.
  - PCO 8079- Outdoor speakers and IT work. SL asked what was driving these. AP said it was partially a design miss and some locations changes. SL cautioned about sound and neighbors, AP answered that the volume could be controlled. MK recalled this was a permitting discussion during Fiske/Schofield permitting and requested the SD & project team submit a document delineating speaker use. CM said she would coordinate with Principal. The Committee agreed to proceed with the work.
- ES also described PCO 8089, which is for classroom IT changes discussed at the last meeting and that the PBC Liaison had authorized the work to proceed under the NTE amount.
- ES updated the construction progress; masonry, MEP, and framing are ongoing. Stairs are in and will be poured in a couple of weeks. Window installation to commence next week. Transformer has been installed by MLP.
- ES presented the Technology procurement proposal from SMMA. MK asked if this is within budget. JD replied that there was no budget for this but IT had asked for assistance due to bandwidth issues and two large schools coming online in a short time span. The Committee agreed to proceed and requested an amendment be presented.
- The dedication plaque was discussed. MT suggested that FMD be listed as a department due to the new relationship and amount of support provided to the project, the Committee agreed. SL mentioned that David Grissino should be listed under PBC and that the School Building Committee should be listed instead of the Select Board. TU supported the suggested edits. CM will discuss with SC and JD will look at SBC list. The plaque material was discussed and JS suggested SMMA present something that they feel would be appropriate with the materials used in the building. The Committee favored the design of the High School plaque.
- ES discussed the concept of a time capsule, SL inquired where this came from, CM replied it was from GS at Hardy. The Committee had no objections and SMMA will issue an ASI to get pricing. MT suggested it was a SC decision provided the pricing was reasonable.

### Hardy School

- JD introduced the project sign design. MT asked what the QR code was for, JD said it links to the website. JS & SL had comments about the lack of diversified representation in the people shown in the rendering and asked that it be updated to be representative of today's population. JS also commented that the tree island and scale of figures should be corrected to reflect the latest design. JS prefers text in lower right corner. SMMA to revise as commented.
- JD stated that the latest GMP total was higher than the first draft due to subcontractors from BP1 revising pricing to reflect changes in BP2 resulting in an increase of 135K. After review by Vertex and FMD there will be additional savings from Holds & Allowances which are presently tracking at 80K.
- JD informed the Committee that Shawmut would like to release the MEP trades due to lead-time concerns. RL felt this critical to schedule and since they are all FSBs then no further negotiation is possible. MK questioned the Committee's ability to authorize due lack of a contractual mechanism, since there is no GMP covering this. JD suggested that Shawmut would need an agreement to the concept of

releasing these trades with the understanding that the final GMP would be submitted at the next meeting with no risk to the Town. Shawmut agreed to this approach and the Committee concurred.

- ES reviewed the current soils conditions and testing which will result in additional costs. Testing is substantially complete and soils are defined and characterized for disposal.
- JP gave an update on construction progress: Tree & stump removal are ongoing, soil striping has commenced, and the site drain line to start next week.
- JD stated there have been a couple of neighbor emails to which Vertex has responded.
- The groundbreaking ceremony- CM said that the SD was working on the invitations and parking accommodations were briefly discussed.
- Project Funding- The memo to PBC was presented and the Committee generally agreed with the approach. JS had some reservations about using the MS and Library funds but when AL and others explained the mechanism of how project-funding works within the Town and that Town Meeting would be voting on the reallocation of funds, he was satisfied. TU stated that MJ & SS strongly support the approach. MT suggested that this approach is transparent and works within the Town financial guidelines. TU offered that this was a logical and appropriate approach and meets the goal of no further tax impact.
- SG raised the question of the mechanics of going to and presenting to Town Meeting. TU said there was a draft motion awaiting the final numbers. CM has not seen that yet and asked if SC would need to vote to which SL replied yes. TU- SB will consider and vote motion on Monday, CM to expedite with SC. WP inquired about the final number, JD responded it will be complete for the 4/13 meeting and in the Friday before. The final number will probably be after Town Meeting, which is why the project team is presenting the outside number. It was noted that the SC is the proponent and the SC & PBC are co-sponsors.
- SC & PBC to follow up with Advisory and coordinate meeting for Monday 4/3
- **It was moved by MT and second by MK that in connection with project contingency that we accept the memo by Steve Gagosian as amended to update final numbers. It was approved via roll call vote 5-0 (MT, MK, SL, JS, & CM)**

### New Business

- AL asked if there was a need to post the placeholder meeting for Town Meeting. The Committee felt it was not needed.

The meeting was adjourned at 8:48 PM.

Respectfully Submitted,

Stephen Gagosian  
Design & Construction Manager

### Meeting Documents

- Consigli 2743-01 Final\_
- Yankee Contract Final
- THI Construction Budget
- Evaluation Report Shawmut
- 2023-03-15\_Wellesley-Hardy-Ground Breaking-Boards DRAFT
- Exploration Locations Plan Hardy Test Pits 3\_20\_23 Over 200 ADS & AS Over 20
- Hardy Construction Budget
- Hardy Project Sign DRAFT-5 (A-B-C)
- Hardy School\_BP#2 Shawmut Request Release\_MEPs
- Hardy Test Pits locations WLF 3\_10\_23 - use 0.67, (8-inch) for volume
- SBC Hardy Upham Feasibility Budget
- Town of Wellesley - Hardy ES School - Shawmut Final GMP\_DRAFT SUBMISSION\_20230316

- Wellesley Hardy School Project Status Letter 3-21-23
- J. D'Amico email
- PBC Memo 3-17-23
- Hunnewell - PCO Log for 03.16.23 for 03.23.23 PBC Meeting
- Hunnewell Construction Budget
- MEMO - PBC PCO Summary (for 03.23.23mtg) - PCO 8079 Moved to Cat 1
- PBC Hunnewell Design Budget
- Sample plaque layout
- SMMA Hunnewell\_Tech-Equip-Procurement support scope
- 3-23-23 PBC Agenda
- PBC Invoice Sign Off 3-23-23
- Staff Summary Agenda 3-23-23
- 100633545\_1 Hardy Submittal Exchange
- Hardy SMMA Inv 58937
- Hardy Vertex CPM 74-47
- Hunnewell SMMA Inv 58936
- Hunnewell Vertex CPM 69-54
- Library Transfer
- PBC Minutes 02-23-23
- THI SSA Invoice 2002.01.20
- THI STI Invoice 20230228
- THI Weston & Sampson Inv 3230118

Posted 4/20/23 9:20AM