

Permanent Building Committee
Meeting of March 25, 2021
Online Meeting 7:30PM
Approved

A duly called and posted meeting of the Permanent Building Committee held via online mediums, 7:30PM, March 25, 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. Jurgenson (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), T. Ulfelder (TU-SEL), G. Smith (GS-Hardy), M. Robinson (MR-Library)~~
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

Process

- DG spoke of process focus with the work load increase for the PBC. Requested team to develop most focused presentations with an effort to focus on critical issues where the PBC needs to make decisions. He also requested that a 1-hour time limit be applied to each of the elementary schools.

Hunnewell

- AP presented meeting agenda to focus on:
 - The team met with WPS in an ED meeting focus on floor plans and presented a 3D model tour for review. This model tour was available to review at this meeting if desired. PBC chose not to review.
 - Site plan review with focus on front entry concepts including discussion of framing of the entry with walls and or planting. Sign concept and stone walls were reviewed, Service/Play Area.
 - 3D model images to be reviewed for roof overhangs and equipment screening.
- DG asked for comments on sign concept, no questions.
- Massing studies: TG/SL asked about the trees located on east side of project between classroom wings, why and will they grow? MD presented concept focus of framing walkways and transition to outdoor classrooms. Concern about whether they would grow, MD confirmed a columnar shaped tree, native species with very low maintenance or pruning, no irrigation required. MD stated that he has been working with DPW (Cricket) in the development of a planting pallet for the projects.
- AP presented images of the east elevation roof overhangs. DG asked for thoughts; SL liked the look if we can afford them. DG confirmed that they help the design and will be reviewed further once we have additional pricing information.
- Fences, screens and barriers: were discussed particularly focused on Library lot line. Condition of PSI approval had language requiring a fence separation between the school and the Library to discourage parent pick up issues and for student safety in an active parking lot. MD presented a barrier concept with planting materials. SL stated that the Library wants a fence per the language of the PSI condition. DG stated that PSI would govern this condition and that the PBC cannot override this. . The Committee confirmed that dialog needs to happen with the Library as to proposals for this barrier.
 - AP presented Outdoor Classroom rail options with a laser cut concept. It will be 48" tall barrier for safety and not very visible from the ground. TG had concern about cost of this item requested a vertical picket element in lieu of laser cut.
 - AP presented images of the Service/Play area on south side of building outside of gym. Shadow box fence/gate design concept made up of a 2' base wall and a 6' tall fence above. Gate to match fence material. The idea was to provide a safe area for play when gate is closed. MK asked if it needed to be 8' tall and stated that it will be difficult to see through and could pose an after hour security issue. SL asked when is the gate open? It was explained that it will be mostly closed and that students will be supervised when students playing in that area. TG expressed concern about phenolic material for fence and that alternates such as cedar, mahogany or PVC should be looked at. AP committed to study height and material further.
 - Bollards materials were discussed and granite is shown on drawings, TG expressed concern about costs of this material.
 - Discussion about Generator location and visual impact. MK expressed concern of its location next to the playground area and that a much more realistic visuals of the unit and proposed screening is needed. DG requested a more planting based screening methodology.

- Swing Space: JD requested an opinion from the PBC as to how much the design team should be involved in the Swing Space scope required, JD stated that not much effort would be required. TG stated that if there is no construction that PBC should not be involved. SL asked whether this would be its own article in the Town Meeting vote, it will be.
- JD presented and discussed whether a structural peer review was needed for the project at roughly a \$3-\$5k cost. DG/TG said that it is a fairly low cost to do this and it a good idea. JD will provide three proposals at next meeting.
- JD discussed the Public Forum and said that we would include both Hardy and Hunnewell in the presentation. DG; sounds reasonable.

Hardy

- AP presented agenda to focus on:
 - Site circulation; TDRT Meetings and plan reviews
 - Massing studies
 - Schedule
 - CM Interview questions
- AP presented and quickly discussed site circulation, drop off and pick up issues which continue to be studied further for presentation to PBC/WPS.
- AP presented floor plans that were discussed with and reviewed with WPS. Focus was on the second level dealing with adjustments to OP/PT, Music, and the Innovation space. TG asked if Innovation space was one of two levels? AP it is now a single story room and will study the stair location to address Committee concerns
- Massing Review: AP presented 3D massing studies for discussions. DG asked for explanation of how the concepts are different. The following was discussed:
 - Reviewed sketches with multiple concepts. Vertical elements to signify and highlight the entrance. Multiple fenestration options were reviewed and discussed. Of the three options presented Options 1 & 3 were discussed as being most viable. Discussion: DG – forms of Hardy compared to Hunnewell are much simpler and brick patterning and fenestrations being more determinant to a strong concept and elementary school feeling DG: Hardy seems to want to be a brick building.
- JD reviewed schedule dates. Need to do a 6/3 joint meeting with all boards (SC, BOS and PBC). PBC was in agreement with this date. MK expressed some concern over schedule and asked for some flexibility. TU stated that additional presentations might be necessary to get all boards comfortable.
- Budget: JD discussed that we were at \$704 PSF at the Feasibility Submission with a total project cost of \$75.8M. Per MSBA historical we have created a construction budget range of \$50M to \$53M that was communicated in the CMR selection process. The project target budget will be \$651 PSF for a total project cost of 70.8M.
- In May all consultant costs for the Total Project Costs will be presented.
- CM Interview Questions as submitted. DG: nothing to add.
- Hunnewell DRB slides were discussed with no changes recommended.

It was moved and 2nd to approve SMMA Amendment #4 for soil testing in the amount of \$19,580.00 and authorize SG to sign on behalf of the PBC, it was approved via roll call 6-0.

MSBS

- SG presented OPM update with no issues.
- PBC: color boards approved, hard items excluding paint to be released.
- MM: Ok with finish board.

Library Interiors

- SL: Asked about the fire glass issue. SG: said that the material was a 6 month lead time and that the submittal was approved. May need to come up with an alternate solution until material comes in.
- MT: Asked about contract language in the moving vendor contract; additional services TBD? SG stated that this will be handled as a Change Order as necessary.
- MT: Are insurance provisions adequate? SG: Yes per MIIA coverage rate recommendations which includes replacement costs during storage.

- SG: Lumes Wall material may be shipped in two batches for job logistics reasons, TBD.
- SL: Asked about permit for temporary space; SG will handle submission for permit.

It was moved and 2nd to approve JRA Amendment #2 in the amount of \$7,340.00 and authorize SG to sign on behalf of the PBC, it was approved via roll call 5-0.

It was moved and 2nd to approve NLR Contract for moving services in the amount of \$108,610.00 and authorize SG to sign on behalf of the PBC, it was approved via roll call 5-0.

It was moved and 2nd to approve Nadeau Requisition # 3 in the amount of \$16,351.00 and authorize SG to sign on behalf of the PBC, it was approved via roll call 5-0.

Town Hall Interior

- DG: Project went through Advisory last evening and numerous question were addressed.
- MF: Advisory got to see the project as an integrated well thought out solution with added information conveyed to the board.
- SL: How to reach out to Town Meeting Members to present information about the project?
- MF/TG: Discussed process of presenting to Town Meeting. GR will assist with development of objectives slides.

New Business

- None

PBC Administrative Business

It was moved and 2nd to approve the 3/11/21 minutes as presented, it was approved via roll call 5-0.

It was moved and 2nd to approve the invoices as presented and to have SG sign on behalf of the PBC, they were approved via roll call 5-0.

The meeting was adjourned at 9:50 PM.

Meeting Documents

- Staff Summary Agenda 3/25/21
- Hardy Compass Inv CPM 74-23
- Hardy SMMA Invoice 54526
- Hunnewell Compass Inv CPM 69-30.1
- Hunnewell Compass Inv CPM 69-30
- Hunnewell SMMA Inv 54525
- Hunnewell WT Rich Inv #5
- Library Interior ENESS Invoice #1
- Library Interior JRA CA Inv #C0000015
- Library Interior JRA Design Inv #D0000016
- Library Interior Moving Townsman Ad Gatehouse Media Inv CN13939617
- PBC Minutes 3-11-20 Draft
- Hardy + Upham ES PSR estimate 8.11.20 FINAL
- Hardy Elementary School - 3-25-2021 PBC Update – Final
- Hardy Elementary School - 3-25-2021 PBC Update - Friday Draft
- Hardy Presentation_PBC meeting 210325 draft2
- HHU Project Meeting Schedule_draft_210319
- SBC Hardy Upham Feasibility Budget
- SMMA Contract Amendment 04 Environmental Testing_signed SMMA
- Total_Project_Budget_Wellesley Hardy 7B draft 210316
- Wellesley Hardy CM Interview Instructions Questions_draft3_210319
- 2021 3-25 _ PBC Final
- 2021 3-25 _ PBC FRIDAY DRAFT - 3-19-21_wCPM
- 2021 3-31 _ DRB DRAFT
- Hunnewell Swing Space Scope
- PBC Hunnewell Design Budget

- SBC Hunnewell Feasibility Budget
- ENESS_WELLESLEY LIBRARY_LUMES TECH_180321
- Library Interior Nadeau Req #3
- Library Interior Reno Construction Budget
- Library Interior Reno Design Budget
- Library Moving Contract
- OPM Update - Library 3-25-21
- WFPL Amend #2 JRA
- Minutes 03-11-21 School Dept.
- MSBS Construction Budget
- MSBS Design Budget
- MSBS Potential Adds
- OPM Update - MSBS 3-25-2021
- Library Roof Replacement Construction Budget
- Middle School Piping Construction Budget
- Town Hall Envelope Construction Budget
- TH Interior Draft Text 03.05.21
- Town Hall Interior Renovation 03.05.21

Respectfully Submitted,
Richard H. Elliott AIA,
Facilities Project Manager

Posted 4/20/21 12:40PM