

Permanent Building Committee

Meeting of April 13, 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, April 13, 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. Dowhan (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), M. Rice (MR-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 Ruitter (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

Town Hall Renovation

- GR updated the Committee on the staff move out of Town Hall into 888 Worcester Street, and that it was successful in large part thanks to Abbie's extensive planning and hard work, as well as Brian DuPont's IT team's efforts. AL added that Diamond was a very helpful partner.
- GR presented Consigli Requisition for Payment #2. The Committee had no comment.
It was moved by MT and 2nd by TG to approve Consigli Requisition #2 in the amount of \$126,445.11 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 5-0 (TG, SL, JS, MK, and MT).
- GR presented the Builder's Risk proposal. The Committee had no issues. SL inquired why it was so difficult and AL responded that our partners were not motivated to respond quickly and that the age of the building complicated the efforts.
It was moved by MT and 2nd by TG to approve Cabot Risk Strategies Builders Risk Policy and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 5-0 (TG, SL, JS, MK, and MT).
- SL noted that we should make sure the building is secure during Marathon Monday (Patriot's Day).

Hunnewell School

- ES presented the PCO memo. There was nothing up for a "head nod" this week.
- ES updated the Committee on the construction progress; continued progress on the exterior envelope, on the AVB and masonry, the windows have been started, and roofing is ongoing. The first window test was this week (two windows passed). Interior rough-in is ongoing with inspections, so drywall is now starting. Concrete stairs are being poured.

- ES introduced the Switchgear back-up plan options. BP explained the options, asked for any questions, and requested the Committee give the Team approval to work out the final details directly with MK. MK inquired about ownership and BP explained Option 1 involves purchasing disconnects and Option 1A would involve charges for crane delivery/removal only. MK liked Option 1A. JS asked about the difference in cost for Option 1 and 1A and BP provided. TG inquired about any additional costs and BP responded there would be some small additional items, but WTR's position is that Griffin would own the labor (though JR added WTR has not had this conversation with Griffin and they may dispute). TG supported the idea of investing in a backup (either 1 or 1A). SL inquired if there was any issue with bringing a crane on site and damaging any finished work, and BP responded there would be no issue, just some logistical items in connecting to the existing electrical room. JS asked if there is a timing difference between Options 1 and 1A, and ES responded there is a 20-week lead time for Option 1, but that both options would need a decision in the next week or so. DE brought up that there will be a similar discussion for Hardy. The Committee agreed to have the Team proceed with a back-up plan and finalize with MK.
- ES presented the Technology procurement proposal from SMMA that was given the head nod at the last meeting.

It was moved by MT and 2nd by TG to approve SMMA's Contract Amendment #17 for Tech Procurement Services in the amount of \$70,000 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 6-0 (TG, SL, JS, MK, CM, and MT).

- ES presented WT Rich's Requisition for Payment #14, the Committee had no comment.

It was moved by MT and 2nd by TG to approve WT Rich's Requisition #14 in the amount of \$2,592,400 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 6-0 (TG, SL, JS, MK, CM and MT).

Hardy School

- AP introduced Matt Rice as the new SMMA Principal assigned to the two school projects.
- ES gave a construction update, including the groundbreaking ceremony, exporting of topsoil, site utility work, backfill and compaction. TG asked about contaminated soil and its cost, ES responded they started exporting it and the cost is within their original contract cost. SL inquired when the other houses will be demolished and ES responding they are waiting on the gas lines to be cut by National Grid.
- ES introduced the Testing and Inspections proposal (about \$12,000 under budget). SG asked for this to be put into an amendment, with the proposal attached as backup.

It was moved by MT and 2nd by TG to approve UTS and Intertek's amendment for Testing and Inspection Services in the amount of \$228,043 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 6-0 (TG, SL, JS, MK, CM and MT).

- ES presented the Technology procurement proposal from SMMA and the Committee had no comment

It was moved by MT and 2nd by TG to approve SMMA's Contract Amendment for Tech Procurement Services in the amount of \$70,000 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 6-0 (TG, SL, JS, MK, CM and MT).

- ES presented Shawmut's Requisition for Payment #16 and the Committee had no comment.

It was moved by MT and 2nd by TG to approve Shawmut's Requisition #16 in the amount of \$727,637.36 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 6-0 (TG, SL, JS, MK, CM and MT).

- ES introduced the GMP Amendment. The Shawmut draft was reviewed by SMMA, Vertex, FMD over the last month. RL stated there was good sub coverage and there was very helpful participation by SMMA, Vertex and FMD that led to the final number. TG asked what percentage of the project is bought out, and RL responded all the filed sub-bids have been bought out so by the next meeting we should be well over 70%.

It was moved by TG and 2nd by TG to approve Shawmut's GMP Amendment #4 in the amount of \$39,325,057 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 6-0 (TG, SL, MK, JS, CM and MT).

- MK confirmed when visiting the Hardy site, to enter off Route 9.

New Business

- MK and MT thanked the FMD team for all their support on the presentations for Town Meeting. SL thanked the Advisory Committee and their write ups for helping with the success at the meetings.

PBC Administrative Business

- SG presented the meeting minutes from 3/9/23, the Committee took no exception.

It was moved by MT and 2nd by SL to approve the 3/9/23 meeting minutes. It was approved via roll call vote 3-0 (SL, TG, and JS). MT and MK abstained.

- SG presented the meeting minutes from 3/23/23, the Committee took no exception.

It was moved by MT and 2nd by SL to approve the 3/23/23 meeting minutes. It was approved via roll call vote 4-0 (SL, MK, JS and MT). TG abstained.

- SG presented the submitted invoices. MT noted for the record the Builder's Risk Policy had already been voted on.

It was moved by MT and 2nd by TG to approve the invoices as presented. It was approved via roll call vote 5-0 (TG, SL, JS, MK, and MT).

The meeting was adjourned at 8:22 PM.

Respectfully Submitted,

Glenn Remick

Project Manager

Meeting Documents

- 4-13-23 PBC Agenda
- Staff Summary Agenda 4-13-23
- Hardy IFB Townsman Gatehouse Media Inv 5370007
- PBC Minutes 03-09-23
- PBC Minutes 03-23-23
- THI FastSigns 310-74269
- THI George Electric Invoice
- THI Haynes Mgt Inv 2023-42
- THI Haynes Mgt Inv 2023-43
- THI Inspired Technology Inv 9616
- THI IT Early Move WB Mason 236541008
- THI Macneil Glass Inv 42343
- THI STI 20230331
- Town Hall BR Invoice
- 191180 - MSBA Wellesley Hardy ES Application # 16 – Signed
- 191180 Wellesley Hardy Amendment No. 4 signed by Shawmut
- Hardy Construction Budget
- Hardy ES Notice to Proceed -Shawmut 230407 – Draft

- Hardy ES Testing & Inspection Recommend Letter Amendment & Back Up
- Hardy School_BP#2 Release w Final GMP_Remaining Trades
- Hardy WBE MBE 230407
- Hardy_Tech Procurement Services- Cover Letter Scope and Amendment
- SBC Hardy Upham Feasibility Budget
- SDC Amendment #4 - GMP_unsigned
- Town of Wellesley - Hardy ES School - Shawmut Final GMP_20230407
- Wellesley Hardy School Project Status Letter 3-21-23
- PCO 8096 - Option 1 - Temporary Switchgear Disconnects (Supply Only) 04.12.23
- PCO 8096 - Option 1A - Temporary Service Conex Relocation (04.12.23)
- Hunnewell - PCO Log for 04.07.23 for 04.13.23 PBC Meeting
- Hunnewell - Requisition #14 - March 2023 (4.4.23)
- Hunnewell Construction Budget
- Hunnewell Contract Amendment 17-Tech Procurement_Signed
- Look Ahead Schedule (4.12.23)
- MEMO - PBC PCO Summary (for 04.13.23 mtg)
- MEMO - Switchgear Planning Options (4.7.23)
- PBC Hunnewell Design Budget
- _PBC Projects - Total Expenditures Across Phases
- Library Interior Reno Construction Budget
- MSBS Construction Budget
- 888
- 2743 Wellesley Town Hall Buysheet 4.11.23
- 2743-02 Final_SSA
- PBC Town Hall Interior Design Budget
- PROPOSAL - Wellesley BR
- TH 4-10-23 Clear Status
- THI Construction Budget