

Permanent Building Committee
Meeting of May 12, 2022
Online Meeting 7:30PM

Approved

A duly called and posted meeting of the Permanent Building Committee was held via online mediums, 7:30PM, May 12, 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), J. Levitan (JL-Advisory), ~~G. Smith (GS-Hardy), M. Robinson (MR-Library), A. Ferrer (AF-Advisory)~~
Consultants: J. D'Amico (JD-Compass), E. Sarazin (ES-Compass), ~~P. Cox (PC-Compass), J. Rich (JR-WT Rich), B. Paradee (BP-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 (MDion-SMMA), J. DeVito (JDV-SMMA), T. Pelletier (TP-SMMA), S. Yacko (SY-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. Slavin (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).~~

Citizens speak

- none

Middle School Building Systems (MSBS)

- SG presented 5 subcontractor DCAMM evaluations for review and approval to which the Committee approved and mentioned the exemplary scores for Systems. SG will submit to the state.
- SG presented Shawmut Requisition #14 for approval. DG and TG inquired about remaining balance and anticipated close out change order to which SG indicated most of the balance will remain unspent and RL expects the GMP credit CO in June.

It was moved and 2nd to approve Shawmut Requisition #14 in the amount of \$28,147.56 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 5-0 (SL, MT, DG, MM, TG.)

Town Hall Interior

- GR requested a representative from the PBC to attend the May 25th DRB meeting to which TG volunteered. DG requested GR prepare a narrative of the PBC design process thus far and he will add to it and it may be used as a tool.
- GR requested approval of the proposed Subcontractor Prequalification Committee.
It was moved and 2nd to approve the Town Hall Renovation Subcontractor Prequalification Committee. It was approved via roll call vote 4-0. (TG, DG, SL, MT).
- GR provided an update that they are working on 60% CDs, estimates are due at the end of the month, and it will be reviewed on the June 9th meeting.

Hunnewell School

- ES reported that the neighborhood update occurred which was recorded and will be made available as an ongoing resource. SL thanked BP for his presentation as it has already been used to educate citizens about upcoming construction and logistics.
- TG asked when construction will commence to which ES responded that June 23-30 will be transition and move out and July 1, 2022 WT Rich will take over the site. JD added that movers and abutter survey vendors have started their work and the project team continues to review submittals and shop drawings.

- ES presented WT Rich's requisition #3 for review and approval.
It was moved and 2nd to approve WT Rich's Requisition #3 in the amount of \$305,031.00 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 5-0 (SL, MT, DG, CM, TG.)

Hardy School

- ES presented permitting related schedule:
 - 5/9 Select Board occurred.
 - TU provided clarification that the Select Board did not come to a conclusion on the Traffic Light and they had questions regarding queuing, Route 9 afternoon restrictions, and not using Lawrence Road as an access point. He could not indicate an opinion from the Board until the PSI hearing is concluded and they are drafting the decision for the Planning Board. JD concurred with TU's summary of the Select Board meeting and indicated that there was heavy dialogue on topics which have been discussed for the last 2 years at PBC and the 2 year preceding with the School Building Committee. MJ indicated that she is aggregating the Board's questions to get to the project team by Monday 5/16.
 - 5/16: Planning Board
 - 5/25: Design Review Board but will likely change due to the needed VE process. JD noted delay to DRB would be promoted by a potential change in materials as a VE outcome and timing of returning to the Select Board on 5/24.
- TG asked how set in stone is the 5/27 MSBA submission date to which JD answered it may be moved but not without ramifications to schedule length, bidding process, and cost implications due to the delay.
- ES presented the high level cost estimate overview and variances from Schematic Design (SD) to Design Development (DD.)
 - The cost increased \$4M from SD to DD
 - \$1.2M of PV costs were removed from DD as the services will be provided outside of the project by MLP.
 - Offsite mitigation and traffic light estimate is up \$318K but is continuing to be reviewed.
 - No change is soft costs, construction contingency, and owner contingency.
 - Net difference is \$3.4M
- RL provided further cost summary breakdown noting that, when they checked in January 2022, the project escalation was up \$1.4M over SD. Since that point, escalation has outpaced the anticipated typical amounts and that have reduced contingency funds to cover some leaving a \$3M overage remaining.
 - TG asked what Shawmut assumed as annual escalation at the point of SD to which MJar responded 8% last July.
 - TG indicated that he would expect their escalation to reduce by half since they are halfway to April 2023. RL responded that one could argue the \$3.1 overage is a result of escalation. TG stated that a market report released today showed 9% escalation in the construction field. DG added that he would expect the escalation line to be \$0 at CD and the line for "New Building Construction" is where the increase occurred.
- RL introduced the Top 15 largest cost increase items from SD to DD and their deltas.
 - MJar called out millwork as a small value but the biggest percentage increase item and sitework as the biggest on the sheet.
 - TG asked why HVAC and electrical weren't on the list to which JD responded that the team had the benefit of 50% CDs for Hunnewell and was able to utilize that information for those trades at Hardy SD.
 - DG and TG asked if the masonry estimate, as currently designed, includes any potential premium for brick patterning and aligns with this estimate to which MJar responded he expected a small increase in labor. DG added that if next steps prove changes to the envelope do not move the needle on costs, the team must be mindful of what will move the needle.
 - TG asked where the SD and DD estimates landed relative to the steel pricing spike to which JD responded that he believes half of the spike was represented in the SD but not the entire increase.

- TG asked if Shawmut has completed a scope reconciliation between SD & DD as he is curious if there is increased curtainwall, millwork, and windows. MJar responded they had by CSI code and JD confirmed, once further vetted by the project team, it would be shared with the PBC.
- JD presented the VE and whole building approach which included consideration of:
 - Reallocation of \$1.2M for PVs
 - Reduce contingencies
 - Accept needed values in VE
- TG asked if there is anything which is a premium level over what the team is doing at Hunnewell. AP responded that, while there were some items such as unneeded millwork identified, there was overall no disparity.
- TG indicated that to achieve the level of required savings, volume would need to be reviewed and it would be helpful to better understand the effects of these reductions.
 - TG indicated the following items for review:
 - Entry – it is voluminous and clad in expensive skin – could it be 1 story?
 - Does the gym have to be as tall?
 - Reduction in volume to the media center
 - Overall reduction to 1 story spaces where possible to reduce material costs
 - SL stated that she was grappling with their obligation to deliver sister schools with the known differences driven by their locations (civic/neighborhood.) TG stated he was not suggesting a change in program. SL asked if asking the Town for more money were an option to which JD responded that some towns use free cash and other approaches and some go back to Town Meeting with a request. Further, JD added that the previous feasibility phase savings and the unused PV costs could be requested for the project by Town Meeting with solid justification of escalation costs and no impact on borrowing strategies. TG indicated that returning to Town Meeting for additional funds is the last move and they will do everything possible through VE to reduce costs before considering this option.
 - SL raised the Media center as an area which is overly voluminous, oversized for the student population, and its odd angles as unusable space may be reduced.
 - SL raised the hallway to the gym by the cafeteria as a lot of space and JD indicated that will go back and review that decision point for separating as it had been a reviewed topic.
- DG asked if the complexity of the building footprint added to the overage and if there were things which could be done to reduce the volume architecturally. Further, referencing Plan Level 1, he raised simplification of the plan contributing to effectiveness and contractor thoughts on related savings. AP responded that they are targeting square footage clean up and subtleties where available but that it is harder to change classrooms without compromising daylight. RL added that, while this building is predominantly comprised of 90° angles, any simplification to the geometry saves money. He added that to impact worthwhile savings, the reduction would need to affect steel by the ton for example.
- AP screen shared exterior renderings and the following feedback was provided:
 - TG noted that, while the design is nice, (slide 5) the lobby entrance includes high cost surfaces such as overhang with phenolic panel on the underside and a 2 story curtain wall. AP responded that they have begun work on reducing this.
 - DG stated that, by taking out the 2nd floor non-programmed envelope area at the entry, the 2 story volume, currently occluded by this entry, becomes the draw to the front door.
 - TG raised reduction of the overhang and wall at the end of the gym space for consideration.
 - JS indicated that the VE list under development includes options such as reducing the overhang by 50% and 100%, reducing phenolic 50% and 100%, changing brick to block by %, and reducing the curtain wall in % values.
- JD noted that they have spoken with AP about moving the Skills conference room to another space to which AP stated that they are looking at compressing spaces 8 inches floor to ceiling where possible but are challenged to do so in the gym, cafeteria, and art room.
- JD indicated that some items under review include site reuse of organic material where appropriate, amount of asphalt for circulation, and a possible reduction in parking area. DG stated that it will be important to understand outstanding site questions and how they relate to VE options. MT echoed that the results of the PSI review may impact VE decisions relative to the site to which TG indicated he didn't expect it to be drastically impactful unless it contained a major change to the site such as an access point closure.

- MM requested JD to summarize what is needed and how close we are to providing the needed items to meet the current MSBA deadline. JD responded that, VE process notwithstanding, they would provide record drawings, DD set, budget estimate, drawing review and comments, and the project schedule. He indicated that the pricing version of these items would be used and that moving forward is critical to avoid deeper cuts incurred by project delays. RL confirmed that the schedule affects lead times and savings on early release packages. JD added that, if there is no change to the footprint, they are on track, however, if they are changing volume, they need to see where it lands.
- TG indicated that the PBC will take the time to do everything they can to design an economical building which meets program, and that the community enjoys.
 - TU stated that, as Chair of the Select Board responsible for the Town finance, he appreciates TG's comments about trying everything and doesn't recommend returning to Town Meeting for funding when available steps can be made to create an appropriate, function, and beautiful school within or close to budget. Further, he acknowledged the crushing pressure on materials and labor costs and its effects on the project.
 - JS stated that review of the VE log will help distinguish values relative to reductions with brick and block and that overall it will take time to balance between design aesthetic, compatibility to Hunnewell, and significant overage we're seeing.
 - TG added that he believes they can build an attractive neighborhood school without 1 square inch of phenolic panels. It is a beautiful design but high end and needs to be addressed given the pressures.
 - DG said that the parity is a feeling of being in the school supported by quality and durability and expects our schedule may be pushed 6 months if the VE list isn't sufficient.
 - JS said next week we can get a sense once they look at the list and get estimates.
 - AP added that there are 2 more estimates and to keep that in mind as there may be no more VE to generate at those phases.
- TG asked MM her opinion on this discussion to which she responded that they typically focus on program, she understands maintenance items such as flooring, and that using the feasibility budget surplus would be an appropriate request.
- JD noted that Shawmut's VE list contains tiers such as: project team recommends, possible/longer conversation, needs more discussion/more info, and we have the information and price but don't recommend. Depending on the ongoing overage, the Committee can continue to go deeper into the tiers and could review sustainability approaches which would stay below 30EUI but not match the current amounts.
- MM reported that the design team presented to the School Committee the current design mostly focused on the interior which included the caveat that budget pressures may result in changes. They are scheduled to return to School Committee on May 24th.
- JS indicated that impact to EIU results won't be ready until next week and AP stated that they won't be illustrating all items on the list rather they will highlight exterior items and add them to the packet as they are completed.

New Business

- None

PBC Administrative Business

- SG presented the 4/28/22 minutes for review and approval.
It was moved and 2nd to approve the 4/28/22 minutes as presented. It was approved via roll call vote 4-0 (DG, MT, SL, TG.)
- SG presented the submitted invoices to which there were no comments.
It was moved and 2nd to approve the invoices as presented. It was approved via roll call vote 4-0 (TG,DG,SL,MT).

The meeting was adjourned at 9:17 PM.

Meeting Documents

- Hardy Shawmut Precon #4
- Hunnewell Neighborhood Mtg 5-3-22 Post card postage transfer

- Library Interior - Brookline Lock FMD Transfer
- NV5 Invoice - 17 -266398 – 042822
- PBC Minutes 4-28-22 – Draft
- THI Consigli Precon 2743-02
- THI Cx Stephen Turner Inv 4157
- THI SubEx Oracle Inv #100268485
- AMF - Hardy Elem DD Reconciled
- Hardy Construction Budget
- OPM Letter Estimate Budget status DD 220506 Final
- PBC Mtg_ 220506 presentation slides draft 1 SDC slides
- SBC Hardy Upham Feasibility Budget
- SDC - 05.06.2022 DD Estimate - Wellesley Hardy School
- SDC - Hardy - Value Management Log 5-6-22
- Hunnewell - Final Requisition #03 - April 2022 (w. signatures)
- Hunnewell Construction Budget
- PBC Hunnewell Design Budget
- Amanti HVAC Eval
- Amanti Plumbing Eval
- MSBS Construction Budget
- MSBS Shawmut 190698 Req 14 - 04.30.22 –Signed
- Rustic FP Eval
- Systems Eval
- V&G Eval
- Library Interior Reno Construction Budget
- Library Interior Reno Design Budget
- Library Roof Replacement Construction Budget
- PBC Town Hall Interior Design Budget
- Town Hall Renovation Prequal Subcommittee
- 2002-THI-SSA Design Schedule-2022-05-06
- 5-12-22 PBC Agenda

Respectfully Submitted,
Abbie La Francesca
Assistant Project Manager

Posted 5/27/22 11:05AM