

Permanent Building Committee
Meeting of May 19, 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 19, 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. Frigulietti (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. Pardee (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 Ruiter (TdR-BETA), A. Serrano (AS-Consigli), T. Robertson (TR-Consigli).

Citizens speak

- none

Hardy School

- JD introduced the goals for the evening were to discuss value engineering with a target of \$4.3 million. Items are ranked 1 (recommendation), 2 (possible), 3 (needs discussion), and 4 (rejected). DG proposed reviewing items over \$100k first and JD explained the presentation was based on the Team's ranking of items and grouped by topic. It was agreed to proceed as planned and keep an eye on the time being spent discussing.
- TG opened a discussion regarding what the PBC's intent should be. He proposed that the decisions should be based on what is the right thing to do for this school and not to get hung up on the numbers; i.e. meet the program, maintain standards established at Hunnewell, and not compromise energy efficiency. If the PBC needs to stand in front of the Town for more money, we should be confident we did everything we could within reason to design a school that met the needs of the Wellesley Community. The market will ultimately determine the cost of this project. The PBC as a group agreed and SL pointed out the Town was promised two schools that were equitable.
- JL summarized a program by the Department of Energy Resources for incentive rebates: \$2500/ton for air source heat pumps, \$3500/ton for VRF, \$4500/ton for ground-source. For weatherization there are 10% kickers and additional rebates. JL offered to facilitate getting the project engineers in touch with the appropriate people at National Grid. JS was tasked with following through.
- JD clarified the \$4.3 million target delta includes reducing the previous estimate by \$1.2 million for the PV's that are no longer funded by the project.
- MR reviewed VM options that have EUI impacts. Project goal is under 30, currently at 26. Reductions in the wall, roof and underslab insulation were offered and would still keep EUI under 30. Changing from triple pane glass to double was not recommended because it would not satisfy the potential new energy Code that the building would need to meet. SL questioned removing insulation under the slab for children sitting on floor, but TG responded that the perimeter insulation should be adequate. Recommended items accepted.
- MR reviewed proposed reductions in millwork and casework to more closely match Hunnewell scope (including the same teacher locked storage units). CM asked if benches in hallways are still being provided and MR responded yes. Recommendations were accepted.

- MR reviewed area reductions in the building area around the Custodial and Skills locations, and a reduction in corridor widths from 9'-6" to 9'. JD explained MSBA locks in reimbursement based on SF and reductions in SF will reduce rebates (but construction cost savings still much greater and recommended). CM, GS and DL were reassured that no program areas were reduced, and all the area reductions were taken out of the circulation space. It was noted that DESE will need to sign off on the Skills changes.
- MR reviewed Art room and Skill's conference room shift over the Media Center (and stair shift). SL liked the new stair location (for visibility and sound). MR explained the Art room will have high windows for light, and punched openings into Cafetorium. CM requested the OT/PT space shape be reviewed by the department for functionality.
- MR reviewed the Exterior Design (reductions in overhangs, phenolic panels, entry canopy, curtainwall, window area, window eyebrows, roof fascias). TG asked if there were also masonry reductions included, and MR explained they were changes in color substituted for the brick pattern in the VE list.
- TG stated he would not support reducing the window sizes in classrooms and the committee (and DL) strongly agreed. DG expressed concern that the gym windows not get too small (and tucked under the overhang) and that there is sufficient natural light in the space. SL suggested adding high windows to the west face of the gym.
- MK requested that the visually prominent solar shade at the entry be looked at further. DG offered that at some point signage will be needed and this location may be an option. MK asked if removing the window eyebrows impacted heat accumulation, and MR stated not a lot and not an issue.
- DG thought overall tightened up version an improvement.
- TG asked about the cost for the patterned brick and if its complication would discourage bidders. RL responded that since it is the same brick and it is slight twist (similar applications are fairly common), that there is not a great premium.
- DG suggested adding back the panels/pattern to the classroom returns to break up the massing.
- MR stated the outdoor skills classroom demarcation was being redesigned but would remain.
- DG thought that the window mullions color would be an opportunity to add some interest and should be part of a future discussion.
- MR suggested adding back the canopy at the rear entry, but SL supported not having it at the "back door" and TG agreed.
- The committee accepted all the proposed reductions, with the exception of reducing the classroom windows, adding some windows at the gym, and adding back panels/pattern to the classroom wing as discussed.
- JD asked if the relieving angle reduction could be taken if the windows did not change size and MR thought it could (but maybe not the full credit).
- JD then reviewed the VE list with the Committee.
 - Cost reductions for alternate façade materials were discussed (different color brick in lieu of pattern and CMU in lieu of brick) and they were not accepted. DG stated that Hunnewell has Ariscraft and brick, and that CMU at Hardy would not be appropriate.
 - JD noted that savings for pre-loading organics on site is currently being pursued. There is a schedule (February start) and possible permitting impact.
 - TG asked about balancing the site excavation and RL explained that because the existing school is remaining, room for storage is limited.
 - Asphalt sidewalk and thickened paving at service drive and loading dock accepted.
 - A new 4' fence at perimeter (in lieu of 6') accepted.
 - A radon system was discussed (DL confirmed it is not tested by the schools) but not concluded.
 - Aluminum electrical feeders was acceptable to MK as long as FMD maintains a PM program on them.
 - The school confirmed the outdoor Art classroom only needs a cost-effective surface for sitting.
 - Parking reduction not accepted.
 - Reducing gypsum ceilings accepted, but not for soffits.
 - Reduction of bathroom and corridor tile not accepted.
 - Staff toilet room floor material to be reviewed by FMD
 - SG confirmed JM okay with rubber flooring proposal.
 - Music room window reduction not accepted.
 - Removal of transom windows to corridors not accepted.
 - JD noted he is working to reduce allowances for Rt. 9 work.

- Granite bollards to remain.
- Rejected items: Eliminating one gate, proposed alternates to granite curbing, reduction in playfield accessibility area, reduction in playfield lawn, elimination of roof monitor, adding roof scuppers, eliminating lightening protection.
- JD noted alternate EV station funding will be further studied.
- Lowering building height (floor to floor) was originally offered by SMMA, but upon further study is not recommended by the team.
- The emergency generator was discussed, but needed in an all-electric building for life-safety.
- Team to follow up on:
 - Outdoor classroom
 - Wood/ACT ceilings
 - Acoustical engineer to review cafeteria baffles and acoustic roof deck.
 - NanaWall substitution
 - High glass framing at learning commons
 - Display case glass
 - Quiet dining doors
 - Landscape reduction
- JD stated tonight \$3,250,000 in reductions were marked “1” and accepted (leaving a gap of about \$1.1 million).
- TG stated he feels the PBC has done what it was supposed to do. DG complimented the Team on the work and presentation. DG felt the PBC did not have to compromise on any items that really mattered.
- JD asked about the timing for submitting to the State. From the MSBA standpoint, we are \$1.1 million short but we submitted with \$1.2 million in the budget for the PV and could submit as “on budget”. The MSBA needs assurances from the Town that it has a path forward.
- MJ feels that the PV and design funds are funds that the Town already appropriated to the Project. TG asked MJ that for the purpose of going to the MSBA, we can tell them we are within budget and MJ confirmed.
- SG had an initial conversation with Town Counsel. Based on her first glance of the project's presentation to the Town, she did not have an issue with the PV money being used as part of a project contingency since the actual vote was for the \$70 million and not for the individual budget line items. That said, she is going to continue conversations about it with Tom Harrington regarding covering ourselves from a perception stand-point. They should be providing more information next week.
- JD will work to compile MSBA submission with the Team and on the time-line (earliest would be next Friday, but more likely the following week).
- TG asked for confirmation that there are no additional services associated with what we just did and JD confirmed that was correct.
- AP asked if the PBC needed to see the DRB submission before it is submitted and TG said the PBC was comfortable with submitting the exterior changes as discussed tonight. DG recommended showing 3D renderings over straight elevations.
- TG requested JS send TG contacts to forward to JL.
- JD will work with SMMA and Catherine to review what will be presented at the School Committee update next week.

New Business

- SG asked for feedback on the retreat agenda, and TG said SG can propose it.

PBC Administrative Business

- SG presented the submitted invoices to which there were no comments.
It was moved (TG) and 2nd (SL) to approve the invoices as presented. It was approved via roll call vote 4-0 (MT, MK, SL, TG).

The meeting was adjourned at 10:05 PM.

Meeting Documents

- Hunnewell Compass Inv CPM 69-44
- Hunnewell SMMA Inv 56968
- 2022 05 19 PBC – DRAFT
- 19106-Hardy - 1st FLR Area Reduction 2022-05-12
- 19106-Hardy Custodial Area Reduction 20220-05-12
- 19106-Hardy Skills Reduction 20220-05-12
- Consigli Market Update - April 2022
- Copy of Hardy - Value Management WORKING DRAFT 05.13.22
- Hardy - Value Management Log PBC presentation 220519 draft 2
- Hardy Construction Budget
- Hardy-Hunnewell Comparison
- Market update Cox Engineering 05-16-22
- New England Market Report Gilbane Qtr 1 2022
- PBC Minutes 5-12-22 – Draft
- SBC Hardy Upham Feasibility Budget
- SMMA VE Sketches
- Hunnewell Construction Budget
- Library Interior Reno Construction Budget
- Library Interior Reno Design Budget
- Library Roof Replacement Construction Budget
- MSBS Construction Budget
- PBC Hunnewell Design Budget
- 5-19-22 PBC Agenda
- PBC Invoice Sign Off 5-19-22
- Staff Summary Agenda 5-19-22

Respectfully Submitted,

Glenn D. Remick
Project Manager

Posted 6/10/22 12:10PM