

Permanent Building Committee

Meeting of May 26, 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 26, 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. 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), 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), K. Ho (KH-BETA), T. de Ruitter (TdR-BETA), A. Serrano (AS-Consigli), T. Robertson (TR-Consigli).~~

Citizens speak

- none

Town Hall Interior

- GR presented the DRB Meeting findings and requests. Team scheduled to present again at their 6/22 meeting. Concerns were raised over shape/location of roof mechanical intake hood and a few landscape items (old entrance court, bench locations, memorial locations and mechanical equipment screening).
- The DRB commented on wanting a taller fence around the mechanical equipment the height of mechanical equipment is 7' tall and the generator is 9' tall. TG didn't want a taller solid fence to hide equipment, but rather screening to be enhanced by planting material. GR stated chain link fence not for visual screening but for security.
- Team will adjust graphic responses to the DRB concerns for the PBC to review at the next meeting.
- GR: ZBA submission was included in the meeting materials. TG commented there was not much there to comment on. Any PBC comments need to be sent by 6/3. PBC had no comments. SSA has a meeting with Building Department on 6/2.
- GR/KL: Discussed finishes:
 - Flooring samples are at FMD office.
 - DG: felt good about selections, there is a good mix of high and low end finishes. TG wants to see unit prices on materials. DG responded that pricing was discussed during selection. MT spoke of a good process to get to the selections.
 - SL felt there was not enough color in the finishes and that the colors palette was very neutral. DG thinks the color board photos in the PPT presentation didn't do the finishes justice and said that they are much stronger when actual samples were viewed at Town Hall. He stated that they worked really well with the brick walls. MJ suggested moving boards to TH, GR will move the boards to TH from FMD offices. SL still felt some color should be added at toilets but will review at TH.
 - GR stated all these selected finishes will be in the 60% CD estimate coming out next week.
- GR presented the HazMat design fee of \$1,800.00 which is within budget. PBC accepted and a contract will be brought to next meeting for final approval.
- SL thanked DG and GR for letter to DRB and said it should be used as a template at future meetings.

Hunnewell School

- JD discussed the CCS proposal for \$3,504.00 for the **de-installation**, transport and wrapping of AV equipment for re-use. WPSIT will define the location for this equipment. Scope does not include re-installation of equipment. TG asked if this cost will be coming out of the \$900K budget to which JD confirmed. DG asked about pre-test of equipment and confirmation that it functions properly prior to de-installation. The Electrical Contractor will be part of that review. SL asked about security for this equipment and that it will be properly secured, WPSIT to handle that function.
 - **PBC moved and the proposal was voted 5-0 for approval. It was approved via roll call vote 5-0. (TG, DG, SL, MT, MM).**
- JD presented proposals for testing and inspections proposal and Compass is recommending we move forward with the contract with John Turner Consulting for \$137,500.00 and present it for vote at the 6/9 PBC Meeting, the committee agreed to move forward. TG confirmed that this was a unit price based contract to which JD confirmed.
- JD presented a PCO Authorization Memo dated 5/20/22 and the following discussion took place:
 - JD: up to \$25k will be the limit for field decisions (CCDs) on schedule sensitive items. PCOs will be rolled up for PBC review. DG wanted to make sure we are able to keep track of field CCDs.
 - JD expressed the need for someone from the owner's side to give direction in the field. It was anticipated that SG/GR were the appropriate people. For program items, the WPS liaison would be contacted as well. TG asked how field changes would be vetted. JD stated that Compass would try and get not to exceed costs prior to decisions from WTR but these would be tracked on a T&M basis with Compass and FMD doing the review. MT wanted to confirm that these would only be on time sensitive items and CPM/WTR/FMD would determine if it could wait.
 - SG brought up decision process on Owner's Contingency, Construction Contingency and Holds and Allowances. TG asked about CPM role in these sign offs and also wanted to make sure WPS was comfortable with our decisions. JD stated that CPM will review hours, sub-contractor slips against any T&M work and will work with WTR to get pricing together quickly on such items. TG wanted to make sure that SG/GR also had a role in these reviews. TG stated that he is willing to assist as needed. TG wanted to confirm that the PBC would be presented with these logs at each PBC meeting. JD stated that Holds and Allowances would be released with Owner's approvals and sign offs; less than \$5K no approval, greater than \$5K of CM contingency would need to be reviewed and signed off with TG/FMD and CPM in agreement.
 - TG/PBC agreed with the discussion and stated we can adjust if needed.
- **It was moved by TG and 2nd by DG to approve PCO #8003-PR002 in the amount of \$2,350 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 5-0. (TG, DG, SL, MT, MM).**
- **It was moved and 2nd to approve the technology deinstallation move contracts CCS & LCN as presented. It was approved via roll call vote 5-0 (TG, DG, SL, MT, MM.)**

Hardy School

- JD thanked the PBC for the effort and decisions made during the Value Management meeting on 6/19, DG thanked the design/construction team for putting together a clear and cohesive process to make decisions on costs.
- JD reviewed the list of study worked yet to be completed.
- JD stated that the submission Module 6 to the MSBA for Design Development will be slightly delayed due to the VM effort. Specific construction schedule items related to an early start for pre-loading soils will be taken up at a future PBC meeting.
- JD requested a vote from the PBC to allow Compass to submit the Module 6 (Design Development) Package to the MSBA.
- MM thanked the team for their presentation of Value Management efforts and the clear direction for the design without affecting the educational program for the project. SC voted to approve the submission to the MSBA. ES stated that the exterior impact of the VM effort was also presented to SC.
- AP stated that we would be meeting with the DRB on 6/8 and that the PBC would get a DRB submission package by 6/3 for review prior to DRB presentation.
- **TG moved and it was 2nd to authorize Compass (OPM) to submit Module 6 to the MSBA on behalf of the PBC. It was approved via roll call vote 5-0 (TG,DG,SL,MT, MM)**
- JD stated that SMMA/BETA were working on responses to SB questions re: traffic issues on the project.
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New Business

- AL discussed and confirmed that 2 people will not be at the 6/9 meeting and that there would still be enough members for a quorum, it was confirmed.
- TG requested clarification of open meeting requirements following the conclusion of Chapter 22 of the Acts of 22 as of July 15, 2022 to which staff will provide at a future meeting.

PBC Administrative Business

- SG presented the Meeting Minutes from 5/12/22 to which there were no comments.
It was moved and 2nd to approve the 5/12/22 Minutes. It was approved via roll call vote 4-0 (DG, MT, SL, TG)
- SG reviewed the submitted invoices to which there was a comment from SL on ASAP invoice, SG stated that there had been an alarm on a dirty smoke detector.
It was moved by TG and 2nd by DG to approve the invoices as presented. It was approved via roll call vote 4-0 (TG, DG, SL, MT).

The meeting was adjourned at 8:44 PM.

Meeting Documents

- Hardy Shawmut Precon #5
- Hardy Compass Invoice - CPM 74 37 043022
- Hardy SMMA Inv 56969
- MSBS FMD Transfer ASAP call 4-15-22
- PBC Minutes 5-12-22 – Draft
- THI Gatehouse Media - Townsman Ad Trades
- 2022 05 19 PBC – FINAL
- Hardy Construction Budget
- MODULE 6 – DESIGN DEVELOPMENT REPORT REQUIREMENTS_SMMA
- MSBA Email Acknowledging Path Forward for DD Submission
- SBC Hardy Upham Feasibility Budget
- Hunnewell De-Installation_NH-2022-04-185
- WPS Hunnewell Technology Hardware Quote
- WPS Hunnewell Technology Hardware V 1.6
- Hunnewell Construction Budget
- PBC Hunnewell Design Budget
- CPM Monthly Report - Wellesley Hunnewell ES - 2022-04
- WTR Monthly Report - Hunnewell - Monthly Construction Update - April 2022
- CO Approval Process Memorandum 5.20.2022 – final
- Hunnewell Testing Inspection Recommendation Letter_220519
- JTC Proposal 22-0384_MTS_Compass_Hunnewell Elementary_Wellesley, MA
- PCO 8003 - PR #002 SK-1 Sink Size Change (05.11.22)
- Yankee Qualifications - Hunnewell Testing and Lab Services
- Library Interior Reno Construction Budget
- Library Interior Reno Design Budget
- Library Roof Replacement Construction Budget
- MSBS Construction Budget
- Town Hall PBC Statement to DRB_05.19.22
- 2002-ZBA DRAFT for PBC_2022-05-20-flat
- PBC Town Hall Interior Design Budget
- Town of Wellesley-Town Hall-DM
- 5-26-22 PBC Agenda
- PBC Invoice Sign Off 5-26-22
- Staff Summary Agenda 5-26-22

Respectfully Submitted,
Richard H. Elliott AIA, PMP
Design & Construction Project Manager

Posted 6/24/22 1:15PM