

Permanent Building Committee
Meeting of May 27, 2021
Online Meeting 7:30PM
Approved

A duly called and posted meeting of the Permanent Building Committee held via online mediums, 7:30PM, May 27, 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), Eric Mulligan (SMMA, EM) A. Iacovino (AI-SMMA), M. Dowhan (MD-SMMA), P. Kleiner (PK-Schwartz Silver), S. Marshall (SM-Swartz Silver), R. Lynch (RL-SDC), R. Joubert (RJ-SDC), J. Pollock (JP-SDC), Bob Wice (BW-SDC), Blane (B-SDC), Dan Doherty (DH-SDC)~~

Citizens speak

- None

Library Roof

- SG presented Greenwood Industries requisition number one. MT noted two percentages were off, SG will advise Greenwood to correct cell formulas. DG inquired about percentage completed on tapered insulation, SG responded that the item was for material only.

It was moved and 2nd to approve Greenwood Requisition # 1 in the amount of \$363,660 and authorize SG to sign on behalf of the PBC, it was approved via roll call 3-0.

Hardy

- JD introduce the project budget, RL noted that the escalation is @ 8% and they design contingency although carried @10% could be lowered to 9.5% due to the advanced design of Hunnewell which Hardy is being modeled after.
- JD informed that the PV line of 1.2 million was now being brought into the project as part of the construction. It was originally below the line while the Town & MLP decided on what the policy and approach would be for all Town Buildings. Project team is looking for scope definition, stay with 1.2 million cost or maximize coverage, and is awaiting direction from the SC. TG- Is this considered program and where did the direction come from? JD- Came from SBC & SC early in the project as part of the Net 0 goal. SL- Inquired which board is requesting this. TU- SBC & SC decided to pursue this, originally thought MLP could turn-key this but bond counsel advised that two entities with one generating profit wasn't allowed on a single bond issuance. MM- Considered from the beginning as part of net 0 goal, SC has discussed final scope and roof coverage, generally supportive of maximizing. TG- Are the schools asking the PBC to include a minimum of 1.2 million dollars' worth of array on the school to which MM & CM answered yes. MT- Was PV initially under PBC or is this an add. CM- Yes, desire is to maximize the coverage within a reasonable budget. DG- Charge is to maximize PV coverage within a reasonable cost and account for consultant's cost. JD- This would be part of electrician's scope FSB.
- MK asked why this wouldn't be procured outside the project as a design-build which is very common. JD- warranty & coordination would be easier to maintain is CM is responsible as well as schedule concerns. TU- MLP supports this approach. TG- Asked for official direction from SC, MM said SC will formulate at next meeting.
- JD reviewed remaining budget and explained the ranges of potential MSBA reimbursement and MSBA program limitations.
- Comparative costs for the two buildings are within \$15/SF. The delta being attributed to the recent uptick in materials. The largest delta is site work given the size and amount of earth work. TG- Off-site mitigation not part of project cost comparison and will increase delta by one million.
- JD discussed the VE list as prioritized by designer & OPM. TG stated that the reduction in design contingency wasn't a VE item but rather a recommendation by the project team and should be recast into the project budget, project team agreed. Items were reviewed and priority ones were accepted with others

needing more information or in the case of envelope, re-design. JD has contacted abutters to Hardy Road and discussed new road design with them. TG was for eliminated center island in road due to safety concerns to which the Committee agreed. KO- Sidewalk material may be impacted by LEED scoring TBD. MK-Tree species should be presented to neighbors to illustrate the visual design result. Items were reviewed considering parity between the two new schools.

- AP reviewed plans showing new Kindergarten layout which was well received. SL inquired if the innovation space could be potentially a 4th classroom to the Kindergarten neighborhood similar to the others, AP concurred.
- AP reviewed elevations- mostly brick with textural expressions, simplified curtain wall patterns, corner windows expressed at classrooms, wing walls to frame ends of building, and overhangs to relate to residence. SL- Overhangs seem very heavy. DG- Overhangs overdone and not necessary, distorts simplicity of massing, a lot going on at front which doesn't relate or tie-in to classrooms, lacks any logic. Classrooms are generally more refined; read better, more understandable, and have somewhat consistent logic and rhythm. TG- Don't understand overhangs and outriggers all of which distorts the building scale and makes it feel bigger, windows are limited and should be placed so they provide better views for children, avoid higher windows. DL- Doesn't look like an elementary school, more like a middle or high school, not inviting or well scaled. Concerned about institutional ill-fitting windows and inquired what is determining their location with regard to the interior. Severity and lack of scale doesn't feel like an inviting school. Too much going on. DG- Look to classrooms to build and develop logic and incorporate on front. AP asked about brick as the primary material. DG- Could introduce Arriscraft in a lesser ratio than Hunnewell to acknowledge the residential location and become part of a palette for elementary schools, DG also mentioned the need for strategic use of phenolic panels. The Committee felt overall that much more study is needed. The Committee discussed the appropriate images for the neighborhood meeting and instructed the team to use the classroom images only.
- JD reviewed next steps. TG requested that each CM for the two schools do a comparative cost analysis for the envelope to use as a tracking mechanism.
- JD discussed Hunnewell PV. GR commented that procurement decisions need to happen quickly to meet bidding and have numbers for STM. MK requested FMD to reach out to MLP to investigate resources for PV turn-key providers. GR Proposals coming and will be ready for next week.

New Business

- AL discussed the share point timing for release of materials to Liaisons. Also asked about MJ's request to provide material to the BOS. Committee responded that the Liaisons only would have access to the materials to avoid Boards discussion of the projects before the PBC meeting. PBC felt it was the Liaisons' responsibility to communicate with their own Boards as required.
- AL discussed potential open meeting law changes due to lifting of Covid restrictions. The Committee desired to meet remotely as long as possible expressing concern for member availability for in-person attendance due to work commitments. FMD to engage with IT as to hybrid meetings,
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PBC Administrative Business

- **It was moved and 2nd to approve the 5/13/21 minutes as amended to revise the Library vote to 3-0, 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 10:10 PM.

Meeting Documents

- PBC Minutes 5-13-21 Draft
- For Information
- Hardy Elementary School - 5-27-2021 PBC Update – Draft
- Hardy School Initial VE 210521 for PBC review

- Hardy School Initial VE 210525 for PBC review
- Hardy School Initial VE BP - May 21
- PBC hardy presentation slides_210521 draft 2
- Total_Project_Budget_Wellesley Hardy 7B draft 210521 rev2
- 05-19-21 site Visit and Photos
- 05-20-21 site Visit and Photos
- 05-21-21 site Visit and Photos
- Library Roof Greenwood Requisition #1
- Library Roof Replacement Construction Budget
- FW Lifting of COVID-19 Restrictions in Municipal Buildings
- Hardy Compass Inv 74-25
- Hardy SMMA Inv 54836
- Hunnewell Compass Inv CPM 69-32
- Hunnewell Design SMMA Inv 54835
- Hunnewell WT Rich Inv 202002-07
- MSBS Harriman Invoice 2104073
- MSBS NV5 Invoice - 7- 859419-0190622.00 – 00210241
- MSBS Weston & Sampson #005
- PBC Minutes 5-13-21 Draft
- WFL Construction SubEx Oracle Inv 8597731
- WFL JRA Inv # C20
- Library Interior Reno Construction Budget
- Library Interior Reno Design Budget
- Middle School Piping Construction Budget
- MSPBC Hunnewell Design Budget
- PBC Hunnewell Design Budget
- SBC Hunnewell Feasibility Budget
- Town Hall Envelope Construction Budget

Respectfully Submitted, Stephen Gagosian Design and Construction Manager

Posted 6/11/21 3:00PM