

Permanent Building Committee  
Joint Meeting of the PBC, Select Board, and the School Committee  
Meeting of June 3, 2021  
Online Meeting 7:30PM

Approved

A duly called and posted joint meeting of the Permanent Building Committee, School Committee, and the Select Board held via online mediums, 7:30PM, June 3, 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. Jurgensen (JJ-Library)~~, D. Lussier (DL-Schools), A. Frigulietti (AF)  
Liaisons/Proponents: Select Board: T. Ulfelder (TU), L. Olney (LO), C. Aufranc (CA), B. Sullivan Woods (BSW), A. Lanza (AML)  
School Committee: J, M. Martin (MM), C. Mirick (CM),  
Other: J. Levitan (JL-Advisory), 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), ~~A. Iacovino (AI-SMMA)~~, M. Dion (MD-SMMA), Dowhan (MD-SMMA), ~~P. Kleiner (PK-Schwartz Silver)~~, ~~S. Marshall (SM-Swartz Silver)~~, R. Lynch (RL-Shawmut), R. Joubert (RJ-Shawmut), J. Pollock (JP-Shawmut), L. Slavin (LS-Shawmut)

### Citizens speak

- Amy McCarron spoke about attention to site circulation, cost reduction, and egress.  
Rick Howes spoke about site plan, traffic flow, Lawrence Rd pedestrians, and pedestrian safety.

### School Committee & Select Board

- Both board chairs called their meetings to order

### Hardy

- JD introduced the team and shared the project schedule indicating that Hardy is currently in the Schematic Design phase.
- LS of Shawmut reviewed the construction schedule and site logistics as the project progresses through construction. Construction access will be via route 9 and the sequence will be demolition and site work for the new school's location on the property, adjust traffic plan and occupation of the new school, demo of old school, parking work, and final field and site work.
- AP of SMMA reviewed design elements such as first and second floor plans, usage of neighborhood learning commons, and cafetorium space which is conducive to larger gatherings for the school community. Early renderings and models of the exterior were shown to give a sense of the building in the space.
- JD presented the current proposed project construction budget, MSBA eligible reimbursements, cost caps, and exclusions, and finally schedule milestones for approval.
- Tri-Board members encouraged citizens to continue to engage with boards and committees.
- JR and BSW inquired about continued refinements to the design after MSBA approval to which JD responded that the PBC will continue to revise, the site plan will continue to evolve, the size of the building can't change, but the exterior material and finishes may be modified.
- JD confirmed that classroom sizes are a hair bigger than current classrooms but MSBA sets maximums and minimums and are quite comparable.
- BSW indicated that the style of Hardy appears to contain less light and openness to which AP responded that the corner classrooms allow for a good deal of light and that they are committed to refining the design to reflect recent feedback.
- BSW inquired about site circulation and connection to Lawrence Rd to which TU responded that this question is indicative of a greater need for additional community education of the research and process leading to the site and circulation recommendations as they have been exhaustive and have included challenges to overcome and utilizing access via roads such as Lawrence. JR added that when addressing this issue with Sprague, they prioritized queuing off on the school site as not to back up adjacent roadways in Hardy's case Weston Road.
- CA inquired about pedestrian walkways in winter during construction to which LS responded that they are looking into appropriate options but that the grade wouldn't accommodate handicap access.

- CA asked about the green strip median narrowing to which JD responded that it was a consideration to allow for snow plowing and clearing as well as access for residential driveways.
- CA commented on the exterior façade where the windows appear small and the look feels institutionalized to which DG responded that the exterior look has been discussed and the PBC will note her feedback.
- AML requested a side by side comparison of Hardy and Hunnewell to better understand the projects to which JD responded is in draft.
- AML inquired about the number of parking spaces to which AP responded that the SKILLS program has a higher staff ratio which contributes to the increased count.
- AML also commented on site circulation to which MK and MM responded that there was extensive and active dialogue during the SBC meetings and adjacent roads to the site would be utilized and this was always a problem to be solved but will be worked on still moving forward.
- DG indicated that it is important that the project proponents spearhead community education moving forward and that the PBC's roles is to explain what is being designed and what the PBC has been tasked with doing.
- LE asked about play spaces for the children for the first 6 weeks of school before the new site and playground is installed to which the team responded that they will be looking for utilize saved structures installed in a new locations and the hardscape areas can be temporarily used until more options are online.
- BSW inquired about places for families to play and meet within the neighborhood on the site to which MD responded that there are hard surface play and painted games, structured playground pieces, large green passive recreation space, and potentially an age level rectangular field. Further, TU added that by choosing this site, there is a net loss of play space

### **School Committee & Select Board**

TU moved to adjourn the Select Board meeting at 8:56pm.

MM moved to adjourn the School Committee meeting at 8:56pm.

### **Hunnewell**

- JD requested that SMMA have 1 more week to produce the 90% estimating drawings set 1 week later than originally proposed to which the PBC agreed upon verification that FMD staff would have sufficient time to review with this schedule change.
- MM reported that the School Committee voted the previous evening to reasonably maximize the use of photovoltaic solar panels on the roof of Hunnewell. JL asked about MLP installation and funding of PVs to which JD, SG, and TU responded that MLP has not indicated interest or willingness to undertake more than the connection to service for this project thus far and that this approach is the best option of the investigated procurement strategies explored. JD requested approval to evolve the proposal into an amendment for SMMA to coordinate and oversee sub consultant design of the PVs.
- SG recommended consideration of peer review of roof drawings and full time monitoring of the roof work as it has been proved an important component to the success of the library roof installation to which DG acknowledged and the Committee will consider.

### **MSBS**

- SG presented brick replacement samples to which DG indicated preference for the textured Danish brick and SG was authorized to proceed.
- SG presented COR12 for missing finish items on kitchen equipment and servery on the drawings and specs to which SG, DE, Crabtree, and Harriman agree needs to be added and the Committee approved.
- SG presented a proposal to remove and rehang the curtain to avoid damage during construction and it will be paid via school transfer after they procure it to which the Committee agreed.

### **Library Interior**

- SG provided an update including finalizing signage and pricing. The GC and electrician are working on pricing for in wall wiring for lumes panels.

- SG recommended paying for air freight for the lumes wall items to ensure delivery for scheduled installation to which the Committee agreed as it was logistical not scope change.

### **New Business**

- AL indicated that she is tracking legislation and Select Board guidance on remote meetings continuing.

### **PBC Administrative Business**

- **It was moved and 2<sup>nd</sup> to approve the 5/6/21 minutes as presented, it was approved via roll call 5-0.**
- **It was moved and 2<sup>nd</sup> 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 9:49 PM.

### **Meeting Documents**

- Staff Summary Agenda 6-3-21
- Oracle MS Piping
- PBC Retreat 5-6-21 Minutes Draft
- WFL Temp Space Brookline Lock Inv 103237
- Hardy Elementary School - Tri-Board Meeting 6-3-2021 ACP
- Hardy School VE 210527 PBC reviewed
- Tri-Board Mtg hardy presentation draft 210528
- 2021-0524 Solar Design Assoc proposal - Hunnewell alt proposal not recomd
- DRAFT Compass Hunnewell Recommendation letter\_PV\_210528 rev1
- I\_Interim\_Milestone\_Change\_Request\_20210601\_final
- Redline SMMA Hunnewell Solar PV\_DRAFT comments CPM FMD
- Wellesley Hunnewell Project Schedule 210601 CD Phase
- ENESS\_WELLESLEY\_AIRFREIGHT\_Quote 1094\_140521
- OPM Update - Library 6-3-21
- ADDITIONS Brick
- CR012 Changes to Kitchen Equipment per Submittal Review and Coordination
- Minutes 05-20-21 School Dept – AEML
- ORIGINAL BUILDING Brick
- Wellesley Middle School Storage

Respectfully Submitted,

Abbie La Francesca  
Design and Construction

Posted 6/24/21 10:35PM