

Permanent Building Committee
Meeting of June 10, 2021
Online Meeting 7:30PM
Approved

A duly called and posted meeting of the Permanent Building Committee held via online mediums, 7:30PM, June 10, 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. Dewhan (MD-SMMA), P. Kleiner (PK-Schwartz Silver), S. Marshall (SM-Swartz Silver),~~ R. Lynch (RL-SDC), ~~R. Joubert (RJ-SDC),~~ Joe Pollock (JP-SDC), Bob Wice (BW-SDC), Blane Petterson (BP-SDC), ~~Dan Deherly (DH-SDC)~~

Citizens speak

- Kelly Friendly express her excitement for the Hardy School project, but had two concerns she wanted to highlight: 1) current design appears to be for cars, not kids (counter to its sustainable goal), and 2) questioned opening up the Lawrence Road entrance when the school population is not expanding on that side of the property.
- DG thanked Kelly and stated these concerns are in line with comments that have been raised in previous meetings and will be part of the ongoing conversations of the PBC and others, including SC.

Library Interior

- SG presented an update, including the timing of the installation of doors beyond substantial completion. Extension of rental space option is being looked into, but SG thinks there is likely a work-around.
- Discussed GC's loss of control of certain subs for the project.
- Demo is pretty much complete.
- **It was moved and 2nd to approve Nadeau Requisition #5 in the amount of \$247,241 and authorize SG to sign on behalf of the PBC, it was approved via roll call 4-0.**
- Several COR's were then reviewed (resilient flooring, carpet, vct, hardware, window film, return air grilles, radiant panels, sconces). These will be rolled into a Change Order.
- The LVT substitution was discussed as a better wearing product over the cork flooring.

Library Roof

- Membrane is finished, fabricating metal edging/accessories/flashings, all roof drains installed and flood testing will occur in the next week.

Middle School Systems (MSBS)

- TG pointed out that the pace of the requisitions for general conditions already covers two months out of the six and stated the PBC will not pay out 100% at the end of September if the project is not complete. RL stated he understood.
- **It was moved and 2nd to approve Shawmut Requisition #3 in the amount of \$197,583.54 and authorize SG to sign on behalf of the PBC, it was approved via roll call 5-0.**
- Several COR's were reviewed (door hardware, exhaust arms for the metal working benches, millwork, locks, door hardware, revisions to controls). These will be rolled into a Change Order.
- **It was moved and 2nd to approve Shawmut Change Order #1 in the amount of \$61,675 and authorize SG to sign on behalf of the PBC, it was approved via roll call 5-0.**

Hardy

- DG encouraged the Hardy Team to watch the video of this PBC meeting to hear the comments from Citizen Speak at the beginning of the meeting.
- JD recapped the prior night's Community Forum discussions (site circulation, requests for open space, playing fields, phasing). SL complimented the team (the two SC members, SMMA, Compass) on an excellent presentation. JD thanked AL for all her technical help.

- AP presented updated floor plans that showed the Quiet Dining moved to the interior. MM stated that DL didn't express any concerns, so this is an acceptable change. SL supported the change to move this element away from the main entrance (it is now more in line with the Hunnewell design). Separation from café queuing needs to be further explored.
- AP showed a fly-around video of the monochromatic virtual model as a possible technique for sharing and promoting the project to the community in the future. AP pointed out that the entrance "tower" was changed to be the same brick color and was also made three dimensional with a return wall.
- DG questioned the slight vertical shift in roof planes for the one-story elements at the entrance (is it better as a single gesture?).
- TG stated the two-story wall at the gymnasium is "over the top" (12' high wall would achieve the same screening). MM suggested exploring visually breaking down the large expanse of brick on the gym (add windows across the top?).
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- DG commented that if overhangs are meant to architecturally highlight the ends (the special skills program at the one end and the primary face to the street on the other), then we need to carefully explore the soffit materials (similar to what was done at Hunnewell's entrance). Need to find the right balance of how deep wall/overhang need to be to create intended shadows.
- DG suggested there might be a similar material language of the two schools (Hunnewell and Hardy) that are just utilized/treated differently.
- TG questioned structural cost for skills cantilever (add columns?). It was discussed that a cantilever without columns functionally works better for the space below.
- DG questioned the entrance door location (move to side of vestibule facing the gym?). Questioned existing entrance door at odd angle that requires drifting between doors.
- DG commended that the facades are now taking a similar (and unifying) approach across the different systems (vertical curtainwall mullions and vertical brick pattern).
- SL suggested joining trees (on front plaza) into islands to create seating walls. Also requested eliminated the chalkboard at the main entrance.
- TG questioned quantity of windows in classroom vs. lots of glass at less frequently occupied areas. It was suggested to look at the value of the curtainwall at front (need so much glass?). TG suggested taking the SC on a virtual tour to confirm correct quantity/size of windows. VE Items discussed. Project Team recommended changing all front unit pavers to concrete. DG requested FMD feedback on maintenance. Project Team does not suggest changing the concrete sidewalks to asphalt. Granite bollards remaining for now.
- Hunnewell and Hardy comparative exterior Cost/SF analysis discussed.
- JD reviewed Project Budget Summary (and not-to-exceed overall number) and the schedule for the required SC and SB support meetings (it was confirmed they can give feedback on the overall number). PBC discussed the limit to the components that affect the overall cost that they have control over. TU stated that the SB goes into this vote with the understanding that the PBC is committed to deliver a product at the best possible price (within MSBA restraints). Offsite permitting mitigation estimate (\$1mm) was discussed as a risk. Contingencies discussed. RL discussed the latest environmental report (ADS) and associated soil removal cost were discussed.
- It was concluded to hold the bottom line and commit to a \$70mm budget. JD clarified the "scope" as referenced in the draft motion.
- **It was moved and 2nd to approve the following recommendation to the other boards in Town: *The PBC recommends the proposed approximately 80,039 GSF building, Shawmut Construction Schedule with Occupancy in August 2024 and a not to exceed budget of \$70,000,000 to form the basis of the Hardy Elementary School Project Submission to the MSBA anticipating further reduction in cost and scope prior to final approval to submit to the MSBA. It was approved via roll call 5-0.***
- MK joined the meeting at 9:40.

Hunnewell

- AP presented some project review and design updates (SC meeting, ZBA meeting, FMD review meetings, Mock-up, Interior working group). SL volunteered to participate in Interior Working Group Meeting.
- Cameron Street fence and School site sign (and the proposed planting on the island where located) was discussed.
- **It was moved and 2nd to approve SMMA Contract Amendment #11 in the amount of \$46,235 and authorize SG to sign on behalf of the PBC, it was approved via roll call 6-0.**

New Business

- Revisions to PBC bios, members' roles and responsibilities were discussed.
- **It was moved and 2nd to approve the PBC Roles and Responsibilities and the Committee Bios as amended by MK, it was approved via roll call 5-0.**
- Remote Meetings were discussed.

PBC Administrative Business

- **It was moved and 2nd to approve the 5/27/21 minutes, 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 10:05 PM.

Meeting Documents

- PBC Minutes 5-27-21 Draft
- WFL Roof Russo Barr Invoice #53121-2019039
- WFL Temp Space Brookline Lock Inv 103237
- Hardy Elementary School - PBC 6-10-2021 DRAFT
- Hardy School Subsurface Exploration & Testing Report.ADS.5.29.2021
- Memo Request for NTE budget 210610
- MSBA Early info request for Hardy SD
- PBC hardy presentation OPM slides_210610
- Space Summary Hardy_SD_365 - UPDATES 210601
- 2021 6-9_ HHU Community Update Meeting DRAFT 4 SMR
- Draft FAQs - May 25
- 2021 6-10 _ Friday DRAFT
- Contract Amendment 11 SMMA Hunnewell w Backup proposals
- 1st Floor framing rough electrical and plumbing
- 2nd Floor Business Meeting Rooms Rough Framing with AV and Electrical Rough
- COR 004R2 Resilient Floor Changes (1)
- COR 006R1 Glass door hardware
- COR 011 Return air final
- COR 013 Radiant Panels
- COR 014 Delete sconces
- Library Interior Reno Construction Budget
- OPM Update - Library 6-10-21
- WFL Nadeau Req 5
- WFL Renovation Project_Daily Report 26_06022021
- 05-27-21 site Visit and Photos
- 05-28-21 site Visit and Photos
- OPM Update - Library 6-10-21
- CR002 Door Hardware Revisions per ASI #10
- CR006 Mechanical Revisions to Art 304B per ASI #6_REVISED
- CR007 Millwork Modifications to Art Room 304B per ASI #11
- CR010 Provide Door Hardware at Door ST6-2 per ASI #16
- CR013 Door hardware revisions per submittal review
- CR014 Mechanical Controls Electrical Updates per ASI #17_REVISED

- MSBS GMP Tracking
- MSBS Shawmut - Req 3 - 6.4.21
- Wellesley MSBS - Owner Change Order #01
- PBC Committee Bios 2020 (mdt 5-26-21)
- PBC Committee Member Roles & Responsibilities - amended 10-25-18 (mdt 5-26-21)
- Staff Summary Agenda 6-10-21

Respectfully Submitted,

Glenn D. Remick
Project Manager

Posted 6/24/21 10:35PM