

Permanent Building Committee

Meeting of July 13, 2023

Online Meeting 7:30PM

Approved

A duly called and posted meeting of the Permanent Building Committee was held via online mediums, 7:30 PM, July 13, 2023.

PBC Present: T Goemaat (TG), M King (MK), S Littlefield (SL), M. Tauer (MT), Jose Soliva (JS)
Staff: S. Gagosian (SG), D. Elliott (DE), G. Remick (GR), M. Jop (MJ), ~~D. Lussier (DL-Schools)~~, ~~J. McDonough (JM-FMD)~~, ~~Cricket Vlass (CV)~~, ~~Dave Cohen (DC)~~
Liaisons/Proponents: T. Ulfelder (TU-SEL), C. Mirick (SC-CM), L. Eisenberg (SC-LE) ~~W. Paul (WP-Advisory)~~, ~~G. Smith (GS-Hardy)~~
Consultants: ~~J. D'Amico (JD-Vertex)~~, E. Sarazin (ES-Vertex), ~~J. Rich (JR-WT Rich)~~, B. Paradee (BP-WT Rich), ~~Z. Politano (ZP-WT Rich)~~, R. Park (RP-SMMA), J. Williams (JW-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)~~, ~~J. Dombrowski (JD-SMMA)~~, ~~J. Badershall (JB-SMMA)~~, ~~M. Rice (MR-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. Slaven (LS-Shawmut)~~, ~~Sam Hanna (SH-Shawmut)~~, ~~M. Jarvis (MJar-Shawmut)~~, ~~M. Alcorn (MA-Shawmut)~~, ~~K. Ho (KH-BETA)~~, ~~T. de Ruiter (TdR-BETA)~~, ~~A. Serrano (AS-Consigli)~~, ~~T. Robertson (TR-Consigli)~~, ~~M. Suscovich (MS-Consigli)~~, ~~M. Consigli (MC-Consigli)~~, ~~B. Barry (BB-Consigli)~~, ~~M. Boucher (MB-Consigli)~~, ~~N. Liu (NL-Schwartz Silver)~~, ~~J. Brenton (JB-IMEG)~~, ~~M. Stefura (MS-Stefura)~~, ~~A. Baille (AB-Stefura)~~, S. Hawkinson (SH), P. Weygint (PW – SMMA)

Citizens Speak

- None

Town Hall Renovation

- SH attended the meeting to discuss the potential of provide some communications to the public related to the ongoing Town Hall Project construction. MK/TG stated that this is typically not done and suggested possibly using drawings and conceptual images from earlier presentations to the PBC and ATM. A back and forth discussion took place and it was agreed that as long as the PBC and Consigli review potential images prior to posting to the town website that limited images could be posted. The Committee approved the submitted images, pending Consigli review. GR will handle collecting potential images and presenting them for approval.
- Reviewed Change Request Log Submitted Items- Reviewed CR017 (Subfloor Replacement, FMD Approved), CR023 (Fire Alarm/ Protection Changes), CR025 (Light Fixture/ Ceiling Fan Coordination), CR031 (GH Sprinkler Calcs), and CR034 (Additional Paint Removal beyond approved CR027).

The PBC provided a head nod to move forward.

- MK expressed disappointment in all the misses and coordination being presented.
- Reviewed Consigli's Owner Change Order (OCO) #1. No comments.

It was moved by MT and 2nd by SL to approve the Consigli's Owner Change Order #1 in the amount of \$64,580.29 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 4-0 (MT, MK, TG and SL).

- Reviewed Consigli Requisition for Payment #5. TG asked that all future requisitions provide full backup for General Requirements billing; Consigli confirmed it will provide.

It was moved by MT and 2nd by TG to approve the Consigli's Requisition #5 in the amount of \$600,734.41 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 4-0 (MT, MK, TG and SL).

- GR mentioned that the acoustic panel samples were on site for review. It was suggested that an on-site PBC meeting might make sense. GR stated he would follow up with arrangements.
- GR/MS provided construction update:
 - Center core demo has begun, work is being done from the top floor down. Presently at the 3rd floor, the core demo should be complete by the end of July.
 - Preparations are being made to install structural steel.
 - Sub flooring is being installed in area that required removal of existing due to ACM mastic.

Hunnewell School

- ES provided a construction update:
 - Finish work is ongoing on first/second levels.
 - Windows are going in and almost complete.
 - Some exterior work has started.
 - ADA ramps are ongoing.
 - Switchgear is scheduled for late August and then permanent power.
- Reviewed PCO Memo- Reviewed PCO 8090 (Added Wardrobe and Markerboards), PCO 8094 (Eyewash and Faucet Changes), and PCO 8101 (Automatic Barrier Gate Controls). TG asked whether this was a miss on the drawing, which was confirmed.

Head-nod approval for the accepted changes was provided.

- WTR's Requisition #17 was presented for a vote. TG/BP discussed remaining amount to be billed, on average about \$2.3M per month is expected until SC:

It was moved by MT and 2nd by TG to approve the WTR's Requisition #17 in the amount of \$2,057,987.00 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 5-0 (MT, MK, SL, CM and TG).

- Reviewed Owner Change Order (OCO) #5. No comments.

It was moved by MT and 2nd by SL to approve WT Rich's Owner Change Order #5 in the amount of \$136,349 and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 5-0 (MT, MK, SL, CM and TG).

- ES presented the Technology Procurement estimates which is under what was budgeted. MK asked whether setup/integration fees are included in estimates and PW confirmed that they are.

Head-not approval was provided to move forward with bidding and to bring bids for approval at the August 10th PBC meeting.

- SG indicated that there are (9) FFE contracts in the materials package waiting for P.O.s to be issued. Town Counsel has provided review and input.

It was moved by MT and 2nd by TG to approve the FFE contracts as written and authorize Stephen Gagosian to sign on behalf of the PBC. It was approved via roll call vote 5-0 (MT, MK, SL, CM and TG).

- SG provided an update on National Grid and a letter was included in the materials package, looking for a head nod to continue the process which was provided. SL asked if any gas is required to remain in the building and SG stated that it is not required in any of the projects.

Head nod was provided.

- MK walked the site and mentioned and asked for j-hook supports be checked for spec. conformance.

Hardy School

- ES discussed the PCO Memo and provided a review of RFI 079- SMMA has submitted a response to the proposed window treatment substitution. PBC agreed to move forward with this substitution.
- ES provided a construction update:
 - Steel erection has begun
 - Hardy Road utility work in ongoing: MK bought up concern with settlement of patch, this has been rectified.

- Hickory and Lawrence utility work is starting
- MK asked about planting above retaining wall with concern of possible student access. DE will review planting plan and report.

New Business

- SG presented that HR had issued the new position at two pay grades below what was requested. He explained that it will be difficult to fill this position for a long term commitment at that level and have the appropriate skill level to accomplish needed tasks for the Design and Construction Group. MT expressed the same concern as did SL and thought this needs to go the director of HR to express those concerns of the PBC. SG stated that he will move forward but cautioned that if it does not work out with the search that the town will need to go to outside OPM vendors to manage some of these projects which will cost the town substantially higher costs for projects moving forward. MT stated that there are many very unhappy project proponents that were not pleased to have projects delayed due to D&G staffing limitations with current project loads.

PBC Administrative Business

- SG stated that no meeting minutes will be presented for approval at this meeting because there are not enough members present for a vote.
- SG presented the submitted invoices.
It was moved by MT and 2nd by SL to approve the invoices as presented and authorize Steve Gagorian to sign on behalf of the PBC. It was approved via roll call vote 4-0 (SL, MK, TG, and MT).
- The meeting was adjourned at 8:49 PM.

Respectfully Submitted,

Richard H. Elliott AIA, PMP
Facilities Project Manager

Meeting Documents

- Staff Summary Agenda 7-13-23
- PBC Invoice Sign Off 7-13-23
- 7-13-23 PBC Agenda
- _PBC Minutes 06-22-23 Final Draft
- FMD Transfer Hunn Swing Space
- FMD Transfer Hunnewell PT & Soap Dispensors-1
- FMD Transfer Hunnewell PT & Soap Dispensors-2
- FMD Transfer THI Utility
- Hardy 100533458 Oracle invoice
- THI CORT 1371572
- THI- SB Transfer Copier damage
- THI SSA 2002.01.23
- THI STI 20230630
- THI- Wellesley TH May Inv. 02 pkg Hill Intl
- 3 Week Look Ahead 07.10.23
- Hardy School _SDC RTA No.021_Carpet 20230628_rev1 Executed VTX
- Hardy School _SDC RTA No.022_Acoustic Treatment 20230616 Executed VTX
- Hardy Construction Budget
- Hardy School – PBC PCI Summary (for 07.13.23mtg)
- MSBA Roster Update – Signed
- RFI 079 - SMMA Analysis
- Creative Office Pavillion Contract

- Exec'd Hunnewell ES Wenger Contract 07.05.2023
- Hertz Contract signed
- HUNNEWELL ELEMENTARY SCHOOL CONTRACT_070723
- Lakeshore Contract
- Red Thread Contract signed
- Signed RH Lord Contract signed
- WB Mason Contract
- Wellesley MA Hunnewell School Contract – TLI signed
- Look Ahead Schedule (07.12.23)
- 13733795 offer letter Hunnewell final_
- Hunnewell School – MRD (VRF)
- Hunnewell School - MRD (ERV) (1)
- Hunnewell – Requisition #17 – June 2023
- Hunnewell Construction Budget
- Hunnewell-Technology_PurchaseSummaryBudget – DRAFT
- Hunnewell-Technology_PurchaseSummaryBudget.UPDATED 7.10.23
- MEMO - PBC PCO Summary (for 07.13.23 mtg)
- OCO #005 – With Cover Page
- Job Groups
- New Position_Project Financial Analyst_053123_Draft
- Re position
- 13733795 offer letter Hunnewell final_
- Hunnewell School – MRD (VRF)
- Hunnewell School - MRD (ERV) (1)
- 4WLA 07-11-2023 – WTH
- 2002-THI-Slides-PBC-23_2023-07-13
- 2743 – WTH Consigli CR Log 7-7- 23 for PBC
- 2743-05 Consigli Req Final_SSA
- 2743-WTH_Change Order #1_SSA
- THI Construction Budget