

Permanent Building Committee
Meeting of July 22, 2021
Online Meeting 7:30PM
Approved

A duly called and posted meeting of the Permanent Building Committee was held via online mediums, 7:30PM, July 22, 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. Friguliotti (AF)~~
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)~~
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), A. Oldeman (AO-SMMA), ~~M. Dion (MD-SMMA)~~, ~~Dowhan (MD-SMMA)~~, ~~P. Kleiner (PK-Schwartz Silver)~~, S. Marshall (SM-Schwartz Silver), ~~R. Lynch (RL-Shawmut)~~, ~~R. Joubert (RJ-Shawmut)~~, J. Pollock (JP-Shawmut), ~~L. Slavin (LS-Shawmut)~~, I. Andrade (IA-Schwartz Silver), H. Casellas (HC-Schwartz Silver), K. Ho (KO-BETA), T. de Ruiter (TdR-BETA)

Citizens speak

None

Library Interior

- SG provided an update noting that the Lumes wall panel had been processed through customs in NY and was being transported to the site. He will be pressing the contractor for schedule delay mitigation and plans to ensure timely completion targeting the end of September.
- SG presented Nadeau CO #2 for approval which is a reconciliation of credits and charges including ADA push button, lumes wall work, and radiant panels as additions and credit for commons wood wall.

It was moved and 2nd to approve Nadeau Change Order #2 in the amount of \$22,554.00 and authorize Steve Gagosian to sign on behalf of the PBC. It was approved via roll call 4-0. (DG, MT, TG, SL)

MSBS

- SG provided an update that the millwork and kitchen are behind and Shawmut is working on a recovery schedule, the art rooms are almost ready to be closed up and drywall starting, and there is an expectation of increased onsite workers to catch up on the classroom millwork installation. SG, DE, and TG will be walking the site on 7/23/21.

Town Hall Interior Reno (THI)

- GR reported that a design kickoff meeting occurred with Schwartz Silver Architects, a 3D scan of the interior is underway, site survey is ongoing, and consultants will be onsite with the design team on 7/23/21.
- SM reviewed the following:
 - SSA project team
 - listed consultants by service
 - reviewed project milestones (including STM for construction funds at Fall 2022 and 18 mo. construction period starting 1/2023)
 - scope confirmation (budget goal \$11.3M, departments housed in the renovated building, all electric building, no geothermal, and accessible entry at original library entrance.)
 - TG inquired about if a geothermal study was conducted which SM confirmed that it was recommended to not proceed with geothermal inclusive of the substantial price increase it would incur.
 - The Committee raised questions about the accessible entrance regarding its finality as an accepted location, impact to accessibility, relationship to program requirements, aesthetic view from Washington Street, and the position of the proposing Board. TU and MJ responded that the Select Board was satisfied from a design perspective, it would be the preferable location ---and serve as a statement that this building welcomes all to conduct business and participate in public meetings.

- SM indicated that the entrance ramp to the front would be the most level area on the site and thus most accessible.
 - SM confirmed that re-engaging department heads is intended to verify previous data collected and not to adjust scope.
- Continued Study items where further review by SSA is expected: stair/elevator locations, mechanical system size and locations, vault location, level basement slab, toilet fixture counts and locations, and refinement of departmental layouts. TG asked what SSA would be bringing with these continued study items to which SM indicated analysis, where items currently stand, and alternatives. TU raised the lack of toilets adjacent to Juliani.
- GR indicated that the IG application to approve using CM at Risk on the project is in process.

Hunnewell

- JD presented a technical response from FMD on using Metasys/Johnson Controls as a proprietary system for the VRF (Variable refrigerant flow-HVAC system) integrated controls. TG requested AO of SMMA state in laymen's terms the reasoning and benefits to accepting this system as proprietary. AO responded that the VRF control system has limitations on its own and that, by utilizing and interfacing with the building management system, it enables the user to better track usage, identify issues, and manage HVAC systems more effectively.

It was moved and 2nd to approve Metasys as proprietary for both the Hunnewell and Hardy projects. It was approved via roll call vote 5-0. (DG, SL, MT, TG, CM)

- JD reported that they have been working on including the language "at close out" instead of "at substantial completion" for contracts to ensure that the warranty period properly covers the time needed to review the efficacy of systems installed etc. to which the Committee agreed.
- JD reported that the ZBA approved the project on 7/15/21 and he requested the PBC vote to approve the additional services request for SMMA Survey Plot Plan.

It was moved and 2nd to approve the SMMA Survey Plot Plan Additional Services in the amount of \$3,696. It was approved via roll call vote 4-0. (DG, TG, SL, MM yes, MT abstained.)

- JD provided an updated on the PSI process indicating that ramps were reviewed and they are requesting a reduction in the number due to hardships and property boundaries right of way and that the traffic signal should be reviewed with a later Town plan for the area according to recently approved bylaws. DG asked about how the area around the school being reviewed is determined whether it is specific or an arbitrary circle to which KO responded that all locations were reviewed and walked to clarify.
- JD presented a schedule milestone update shifting the draft GMP presentation to the PBC to avoid their review over Indigenous People's Day weekend.
- JD presented a funding review schedule including a comprehensive presentation to Advisory in August.
- JR presented the results of the 90% CDs cost estimate and its comparison to the 50% set estimates which resulted in an increased project cost of \$2.1M. The largest drivers of this increase are structural steel framing, ADA ramps, and casework costs. Further JR provided a structural steel market comparison from vendors he surveyed at 50% and 90% CDs and feedback about locking in higher prices to account for vendor risk or waiting and holding a higher contingency.
- JR presented the delta breakdown of WT Rich's CD estimate overview which is 4.8% higher than the 50% estimate. DG indicated that the add alternates should be more prominently noted in the potential costs and not listed as a footnote. TG cautioned against using the word "budget" in this context as the project has been tracking at a number but will now cost us \$2M more due to market conditions and is not a change in scope.
- JD presented the Compass Construction Administration Proposal which would shift Jeff to a Project Executive, bring on a new PM which he will oversee, the "core team" will remain the same, and a to be named site manager will be brought onboard. TG indicated that this change is significant and the Committee requested to meet the new PM at the next meeting.

Hardy

- JD reported that communication with the MSBA has been ongoing, they have reviewed the scope, and will continue leading up to the cap.
- JD presented and recommended the design phase service proposal from SMMA and indicated that the Compass proposal was reviewed by FMD.
- JD presented the SMMA proposal to oversee additional site circulation and traffic study by BETA which would add 65% parent pickup and drop off data to the report.
 - MT asked how the schools felt about this percentage to which MM responded it was a point between the 45% 2016 survey data and 85%.
 - TG reported that the police department's position is no cars queueing on Weston Road or diverted into the neighborhood.
 - MM shared that the School Department and Committee have explored several programs to encourage less driving and more walking but it is not mandatory which is why they are focused on driving scenarios.
 - MT indicated that choosing an appropriate percentage is critical to getting good and useful data back which aids in devising an appropriate traffic plan.
 - DG indicated that it would likely be addressed using a multi-pronged solution and that a 65% data point is a reasonable number to better understand the magnitude of the problem.
 - KO summarized that Tasks 1 & 2 of queue storage and site plan would respond to the feedback.
 - KH responded that they will run morning and afternoon for access points.

It was moved and 2nd to approve SMMA proposal for Additional Services for Site Circulation and Traffic Studies Tasks 1 and 2 in the amount not to exceed \$29,300. It was approved via roll call vote 5-0. (MT, DG, TG, SL, MM)

New Business

None

PBC Administrative Business

- **It was moved and 2nd to approve the 7/8/21 minutes as presented. It was approved via roll call vote 4-0. (DG, SL, MT, TG)**
- **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 vote 4-0. (SL, MT, DG, TG)**

The meeting was adjourned at 10:04 PM.

Meeting Documents

- Staff Summary Agenda 7-22-21
- Hardy Compass Feas Inv CPM 74-27
- Hardy Oracle Sub Ex Invoice 8610867
- Hardy SMMA Feas Inv 55141
- Hunnewell Compass Design CPM 69-34
- Hunnewell Compass Feasibility CPM 69-34.1
- Hunnewell SMMA Design Inv 55140
- Hunnewell WT Rich Precon Inv 202002-09
- PBC Minutes 7-8-21 Draft
- WFL Interior Origamido Inv 7142021
- Hardy ES Compass fee Proposal backup - DD thru closeout rev 210714
- I_draft_Hardy_ASR_additional_traffic - for scope discussion

- SBC Hardy Upham Feasibility Budget
- SMMA DD-CA proposal letter FINAL_rev2 07-14-2021 wCPM cover
- AMF_HUNNEWELL ELEM SCHOOL 90% CD 7 - 9 – 21
- WTR_Wellesley Hunnewell School 90%CD Estimate Reconciled WTR Final 7-14-2021
- Hunnewell Metasys FMD Memo_210706
- I_Proprietary_Product_METASYS
- SMMA memo BMS Interface to VRF Controls
- Memo suggested language warranty timing 210623 rev 210721
- Hunnewell fee backup CA thru closeout 210504 rev 210716
- L-Hunnewell Add Plot Plan
- PBC Mtg_210722 hunnewell presentation slides draft 6
- PBC Hunnewell Design Budget
- SBC Hunnewell Feasibility Budget
- 2021.07.06 Off-Site ADA Curb Cuts_notes and appendix
- Abutter Existing Conditions Survey_Hunnewell
- Tech-Cost_budget Hunnewell CD phase 365_Students 20210702
- Wellesley Hunnewell Project Schedule 210709 CD Phase
- Weissman Foundry at Babson College
- ARKY4009 (1)
- BXGV1303 (1)
- CO 19012.02 WFL – DRAFT
- FCQR8305 (1)
- Library Interior Reno Construction Budget
- Library Interior Reno Design Budget
- Origamido progress
- OWBR1272 (1)
- WFL Nadeau CO #02
- WFL Renovation Project_Daily Report 53_07132021 (1)
- WFL Renovation Project_Daily Report 53_07132021 (2)
- WFL Renovation Project_Daily Report 55_07152021
- 190698-Allowances and Holds Balance 20210715
- MSBS Construction Budget
- MSBS Design Budget
- MSBS GMP Tracking
- Wellesley Middle School 3 week look ahead 7-19-21 thru 8-06-21
- WMS Daily Report 026 - 2021-7-13
- WMS Daily Report 027 - 2021-7-14
- WMS Daily Report 028 - 2021-7-15
- Library Roof Replacement Construction Budget
- Middle School Piping Construction Budget
- Town Hall Envelope Construction Budget
- TH Report Visioning & Utilization Report
- THSS-Full Report with Appendices-FINAL_101520
- Town Hall Interior Renovation Art 17 _NoVideo
- 2002-THI-SchematicDesignSchedule-WorkPlans-2021-07-22
- Town Hall Interior Reno Design Contract Schwartz Silver 7-12-21
- 2002-THI-PBC-2021-07-22

Respectfully Submitted,

Abbie La Francesca
Design and Construction

Posted 8/17/21 1:05PM