

Permanent Building Committee
Meeting of September 9, 2021
Online Meeting 7:30PM

Approved

A duly called and posted meeting of the Permanent Building Committee was held via online mediums, 7:30PM, September 9 2021.

PBC Present: D Grissino (DG), T Goemaat (TG), M King (MK), S Littlefield (SL), M. Tauer (MT) LATE
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), ~~A. Friguliatti (AF)~~, D. McGoldrick (DM-Transportation Schools)
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)~~, ~~D. Newell (DN-MLP)~~, Al Ferrer (Advisory)
Consultants: J. D'Amico (JD-Compass), L. Westman (LW-Compass), E. Sarazin (ES-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), M. 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 Ruitor (TdR-BETA)~~

Citizens speak

- Andrew Friendly, Willow Road- Spoke to the neighborhood's preference to not open Lawrence Road to the school as it would adversely impact school walkers and neighborhood traffic. Stated schools should be designed for children and not cars.
- Wendy Magnan, Willow Road- Agreed with previous speaker's points and concerns, supports Route 9 and Weston Road access.

Library Interior

- SG provided a progress update including painting, carpet installation, fixtures, and glass installation. Moving materials from temp space at the end of September in preparation for re-open.
- SG reviewed Requisition #8 and CORs 026 & 027.
- **It was moved to approve Nadeau Requisition #8 in the amount of \$324,057 and authorize Stephen Gagosian to sign on behalf of the PBC. It was voted 4-0 to approve via roll call. (SL, DG, MK, TG)**

Library Roof

- SG provided an update to the committee on the project status including that a punch list walk occurred 9/1, the laydown area is removed, a credit has been issued for damaged ceiling tile, and close out is underway.
- Greenwood Change Order #01 was reviewed.
- **It was moved and 2nd to approve Greenwood Change Order #01 in the amount of -\$9,473 (credit) and authorize Stephen Gagosian to sign on behalf of the PBC. It was voted 4-0 to approve via roll call. (SL, DG, MK, TG)**

MSBS

- SG & DE gave updates on the project where the kitchen is in the process of commissioning and final inspections and full operation is expected late next week, work on the granite cap is ongoing with radius pieces starting to arrive at site, and punch list activity continues throughout the building. TG inquired if they will be done by the end of the month, SG stated very likely with the possibility of the wall cap & railing still ongoing. This is due to being limited to Saturday only work.
- Shawmut requisition was reviewed, several line items were discussed and the committee's concerns about substantial values remaining were addressed by SG informing that these were lags in invoicing and not work in place.

- **It was moved and 2nd to approve Shawmut Requisition #06 in the amount of \$3,607,342.67 and authorize Stephen Gagosian to sign on behalf of the PBC. It was voted 5-0 to approve via roll call. (SL, DG, MK, TG, MM)**

Town Hall Interior Renovation (THI)

- PK provided schedule review and update including that building modeling has been completed which is significant for design to proceed now with better information and accuracy of existing conditions.
- Coordination with consultants is ongoing with follow up needed with Wellesley Media for the AV systems design.
- TG inquired if the meeting with Historical was on the critical path to which PK stated it was not and that it was an informational/introductory meeting only.
- GR & SG updated the CM procurement schedule and progress.

Hunnewell

- JD & JR gave updates on filed and non-filed bidder outreach and activity.
- JD reported that he has started review of the GMP format with WTR.
- JD provided an update on Advisory meetings and stated that all requested information had been submitted.
- JD indicated that the planning Board has decided to not give relief for the ADA curb cuts but will not require the added traffic signal.
- JR stated the he's bidding curb cuts as an alternate with non-trade bidders feeling we might get better pricing from smaller specialty contractors rather the large site contractor that will be utilized for the project. TG inquired about the process for alternates to which JR replied that the bid statue for filed bid alternates didn't apply to non-filed trades.
- KO stated there's been a significant delay in acquiring the Zoning Board decision and MJ has requested a draft decision be forwarded to SMMA so that any items affecting the scope of work may be incorporated into the bidding by way of addendum.
- **It was moved and 2nd to approve SMMA Amendment #012 in the amount of \$2,310 for tree evaluation and authorize Stephen Gagosian to sign on behalf of the PBC. It was voted 5-0 to approve via roll call. (SL, DG, MK, TG, CM)**
- Façade mock-up Preconstruction Change Order Proposal #001 was discussed and will be resubmitted with the proper Cover page.
- Compass's proposal was discussed with TG raising concerns about the construction site manager cost and role. JD to return to the Committee with detailed tasks of all site personal.

MT joins the meeting at 8:39pm

Hardy

- JD & KO presented site options for circulation eliminating Lawrence Road access.
- The PBC & SD predominantly favored "option 1" as the most viable approach to move forward with into Design Development. Option 1 provided the most flexibility for future traffic adjustments, maintained green space and programmatic site connections, was the most manageable for school staff, and the most cost effective. Options 2 & 3 introduced too much paving, site work, isolated the school from the site, and would be quite difficult for the SD to manage.
- The Committee discussed the following items relative to choosing a site circulation option:
 - Process- Was it the PBC's or SD's decision to make. TG felt it was part of the PBC design process. It was generally agreed that the PBC was working within its purview and would proceed with a decision incorporating SD feedback and MM's vote. MT's opinion was that an elected body

should make this kind of policy decision. MM felt that this was a natural design evolution based on more study and knowledge and that the options didn't affect program and would be the PBC's decision and not a School policy decision. DG agreed where this decision wasn't affecting program that it was within PBC's purview.

- Route 9 Access- TG asked why the Route 9 access wasn't being used for in the afternoon to which KO replied that Beta was concerned about DOT input and the possibility of backup onto the highway and that traffic will exit in groups of 12 onto Weston Road thereby limiting the backup on Hardy Road. TG stated that SMMA should pursue this with DOT and see if there's a solution for at least exiting in the afternoon. MM stated that some cars may travel East on Route 9 to get to after school activities. It was generally felt that Option 1, which is similar to the Sprague model, places the burden on the parents to mitigate the queue on busy days and will lead to positive behavioral changes while reducing the burden from the neighborhood.

 - Weston Road/Hardy Road Intersection- MK stated that none of the options addressed the traffic concerns at this intersection and actually increased the number of cars. TG felt that the traffic from the school was a small part of the Weston Road traffic and that bringing traffic into a neighborhood wouldn't do much to alleviate the condition. MK stated that the three-road access and traffic had been studied extensively by the SBC and wasn't comfortable digressing from that solution. MM stated that there's been more work accomplished and with the new information and understanding that that option 1 appeared to be a design development of the site circulation. TG stated that the WPD is most concerned with eliminating queued vehicles on Weston Road and avoiding the introduction of traffic into a neighborhood. TG opined that the incremental impact on Weston Road was not nearly as adverse an impact as bringing traffic into a neighborhood. MJ stated that the sidewalk improvements would be within a 600' radius as per PSI requirements which wouldn't cover all the roads affected by introducing traffic. JD indicated that the budget does include a value for this work.

 - Next Steps- DG inquired about the cost of moving forward with Option 1 to which KO replied that the only item required now would be to update the traffic study (\$6,600), all other work would be accomplished in DD. DG felt strongly that a narrative needs to be built for ATM explaining the evolution of this approach and reasons why it's a good solution. The Committee also cautioned that all this will need to go through permitting which will affect final design.

 - The Committee generally felt Option 1 was a proof of concept that the worst case traffic could be handled on site without the Lawrence Road access and queuing on Weston road.
- **It was moved and 2nd to pursue Option 1 for design development. It was voted 5-1 via roll call. YES (SL, MT, DG, TG, MM). NO (MK)**
 - **It was moved and 2nd to authorize SMMA for additional BETA Traffic services to update traffic study for Task 5 \$6,600. It was voted 6-0. via roll call. (SL, DG, MT, MK, TG, MM).**

New Business

- No new business presented

PBC Administrative Business

- 8/26 Meeting Minutes were reviewed.
It was moved and 2nd to approve the 8/26/21 minutes as presented. It was approved via roll call vote 4-0. (SL, MT, MK, TG), DG abstained.
- Invoices were reviewed.
It was moved and 2nd to approve the invoices as presented. They were approved via roll call vote 5-0. (SL, DG, MT, MK, TG)

The meeting was adjourned at 9:25 PM.

Meeting Documents

- COR 26 Additional Sprinkler Heads
- COR 027 Accent walls in Children's
- FYI Only - Nadeau Pencil #8
- Library Interior Reno Construction Budget
- Library Interior Reno Design Budget OPM Update - Library 9-9-21
- Sch Mtg Note 9-3-21
- WFL Interior Nadeau Req #8
- Library Roof Greenwood CO#1 Credit
- Library Roof Replacement Construction Budget
- OPM Update - Library 9-9-21
- 190698 - Wellesley MS - Requisition 6 - 9.2.21
- MSBS Construction Budget
- OPM Update - MSBS 9-9-2021
- 2002-THI-PBC-2021-09-09
- Hunnewell - Proposal for Facade Material Mockup Rev 9.1.21
- Hunnewell Compass Fee Letter CA through Closeout 210504 rev 210820
- L-Hunnewell Add Tree Study_rev1_20210903
- PBC Mtg_210909 hunnewell presentation slides
- 2021 09 09 HARDY PBC Reduced Circulation Slides
- Hardy SMMA Amendment #6_Traffic Combined
- SBC Hardy Upham Feasibility Budget
- Hardy Oracle Inv 100025053
- Library OT and Temp space utilities FMD transfer
- MSBS 7-28 through 8-17 FMD transfer
- MSBS 8-18 through 8-24-21 FMD Transfer
- MSBS ASAP Alarm service calls 8-16 through 8-21-21
- MSBS UTS_Invoice_95600
- PBC Minutes 8-26-21 – Draft
- THI - Schwartz Silver Inv 1

Stephen Gagosian
Design and Construction Manager

Posted 9/24/21 3:20PM