

PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: October 11, 2022		Time: 7:45 PM	Location: PSAB & Zoom Cloud
Attendance			
PPBC Members:		Present: Stuart Chandler (remote), Richard Creem, George Kent, Irwin Silverstein, Gene Voloshin Absent: Lynne Deninger, Roy Schifilliti	
BDCD Staff:		Hank Haff (Director) Ken Sargent (Senior Project Manager)	
User Representatives:		John Schlittler	Police Chief, Public Safety Complex Rep. (remote)
		Ed Olsen	Parks & Forestry Director, Ridge Hill Rep. (remote)
		Barry Dulong	Bldg Maintenance Director, Ridge Hill Rep.(remote)
		Michael Greis	School Committee, Emery Grover Rep.
Other Attendees:		Dan Gutekanst	School Superintendent
		Deborah Robinson	Bargmann Hendrie & Archetype
		David Billings	Hill International, Inc. (remote)
Minutes prepared by:		Kathryn Copley	Administrative Specialist

This meeting was posted on the Town web site on October 5, 2022, as a:

Hybrid/Virtual Meeting at the PSAB and on Zoom Cloud Meetings

Meeting ID # 88414728107

<https://us02web.zoom.us/j/88414728107>

with the following instructions:

To view and participate remotely in this meeting on your computer, at the above date and time, go to [www.zoom.us](https://us02web.zoom.us/j/88414728107), click “Join a Meeting” and enter the Meeting ID: 884-1472-8107 Or join the meeting at link: <https://us02web.zoom.us/j/88414728107>

Mr. Creem called the meeting to order at 7:45 PM

A. Approval of Minutes

The Committee reviewed the minutes from the September 26, 2022 PPBC meeting. Mr. Kent made a motion that the Committee approve the minutes as presented. Mr. Chandler seconded the motion. The motion was then voted upon and approved 4 yeas - 0 nays – 1 abstain.

B. Public Safety Complex & Fire Station 2

John Schlittler (Police Chief) and Ken Sargent (BDCD) attended the meeting.

Mr. Sargent presented several invoices for payment.

Mr. Creem made a motion that the Committee approve the following invoice for payment:

Kaestle Boos Associates September 2022 PSS #24 \$ 7,584.50

Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously – 5 yeas - 0 nays – 0 abstain.

Mr. Creem made a motion that the Committee approve the following invoice for payment:

Kaestle Boos Associates September 2022 PSS #48 \$ 2,200.00

Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously – 6 yeas - 0 nays – 0 abstain.

Mr. Creem made a motion that the Committee approve the following invoice for payment:

Robert H. Lord Co. task chair \$ 1,132.72

Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously – 6 yeas - 0 nays – 0 abstain.

Mr. Creem made a motion that the Committee approve the following requisition with a release of retainage of \$994,346.25 for payment:

Consigli Construction Req. #45 September 2022 \$1,014,315.23

Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously - 6 yeas - 0 nays – 0 abstain.

Documents: Invoices

C. Ridge Hill Demolition

Barry Dulong (DPW), Ed Olsen (Parks & Forest) and Hank Haff (BDGD) attended the meeting.

Seven general contractor bids were received on September 29th. They were as follows:

<u>Contractor</u>	<u>Base Bid</u>	<u>Alternate 1</u>
Bestech, Inc. of CT	\$ 689,000.00	\$ (40,000.00)
Bourgeois Wrecking& Excavating, Inc.	\$ 442,000.00	\$ -
Costello Dismantling Co. Inc.	\$ 643,395.00	\$ (82,000.00)
Green Environmental	\$ 438,125.00	\$ (18,000.00)
JR Vinagro Corp.	\$ 621,420.86	\$ (22,500.00)
Pasquazzi Brothers, Inc.	\$ 498,700.00	\$ (33,700.00)
S&R Corporation	\$ 402,990.00	\$ 11,615.00

All three contractors that submitted bids in May submitted bids again and were the three highest bidders. The S&R Corporation bid was the lowest at \$402,990. Their number for Alternate #1 to take out the garage demolition was \$11,615, an increase if accepted. Mr. Haff recommended that the Committee award S&R Corporation the contract, not accepting Alternate #1. This would leave a 25% contingency of \$102,000. Additional funds will not have to be requested at the Special Town Meeting.

Mr. Creem moved that the contract be awarded to S&R Corporation for the base bid of \$402,990, without acceptance of Alternate #1. Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously - 7yeas - 0 nays – 0 abstain.

The contract documents will be sent to S&R Corporation and a kickoff meeting will be scheduled.

It was thought that contractors have less work this fall and therefore bidding was more competitive. Mr. Haff noted that the spring bid was likely competing with summer school projects that required demolition.

Mr. Chandler made a motion that the Committee does not request additional funds given the rebid information and inform the Select Board why additional funds will not be needed to complete the project. Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously - 7 yeas - 0 nays – 0 abstain.

Mr. Creem made a motion that the Committee approve the following invoice for payment:

Dore & Whittier September 2022 services \$ 3,200.00

Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously – 7 yeas - 0 nays – 0 abstain.

Documents: Bid tabulation, Invoice, Updated budget

D. Emery Grover Building / Hillside

Michael Greis (School Committee), Dan Gutekanst (School Superintendent), Deborah Robinson (BH+A), David Billings (Hill International), Hank Haff and Ken Sargent (BD CD) attended the meeting.

Four general contractor bids were received on October 7th. They were as follows:

<u>Contractor</u>	<u>Base Bid</u>	<u>Alternate 1</u>	<u>Alternate 2</u>
M. O'Connor Contracting, Inc.	\$ 15,747,000	\$ 630,000	\$ 382,000
TRAC Builders	\$ 16,800,000	\$ 625,000	\$ 320,000
Boston Building & Bridge Corp.	\$ 19,633,000	\$ 640,000	\$ 340,000
G.V.W., Inc.	\$ 20,505,000	\$ 622,160	\$ 330,000

The bid from M. O'Connor Contracting, Inc. (MOCC) is below the 60% estimate. Mr. Haff and BH+A recommend that the Committee proceed with MOCC.

There was a Chairs meeting this morning to discuss the results of the bid. Members representing the Select Board, the Finance Committee and the School Committee attended. They indicated that neither alternate would be supported. The battery backup (Alt. 1) and the brick repointing (Alt. 2) can be done in the future if needed.

With the bids as received the amount to be requested at the upcoming Special Town Meeting could be reduced from \$4.455Million to \$2.725Million. This would provide a 17% contingency.

No elevator bids were received. Bids will be requested from a minimum of three DCAMM certified elevator contractors. The GCs all carried an estimated value of \$350,000 in their bids. Once the elevator re-bids are received the GC contract will be amended up or down by change order. If there is an increase in the cost of the elevator would be covered by the contingency.

Mr. Greis moved that the PPBC recommends that the construction contract for the Emery Grover Renovations project be awarded to M. O'Connor Contracting, Inc. of West Roxbury, MA based upon their base bid amount of \$15,747,000.00 without acceptance of Alternates #1 & #2 pending additional funding approval at the October 24, 2022 Special Town Meeting. Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously - 6 yeas - 0 nays – 0 abstain.

Mr. Greis moved that the PPBC recommends that the School Committee include a value of \$2,725,000.00 in the October 24, 2022-Special Town Meeting - Warrant Article #10: Appropriate for Emery Grover Renovation Supplement to supplement existing funding needed to complete the project. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously – 6 yeas - 0 nays – 0 abstain.

Mr. Sargent reported on the progress on the Hillside Renovation. Work in ongoing. The school IT department moved into the cafeteria space on the lower level on September 19th. Sprinklers are now being installed in the old kindergarten rooms. The electrical work is ongoing. Office space framing and drywall work is ongoing. HVAC work continues. Five of seven condensing units are anticipated to be delivered in the next three to four weeks.

Mr. Dulong reported that the boiler work is ongoing. The burner work is happening this week. Boiler commissioning is anticipated before the low temperatures occur in one to two weeks. The electrical upgrade is on hold awaiting a disconnect switch, now required by Eversource.

The anticipated cost log consists of five items totaling \$25,902.79.

Mr. Creem made a motion that the Committee approve the following change order for two adds:

J.J. Cardosi Construction	CO #3	\$ 2,866.29
---------------------------	-------	-------------

Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously - 6 yeas - 0 nays – 0 abstain.

Mr. Creem made a motion that the Committee approve the following requisition for payment:

J.J. Cardosi Construction	Req. #3 thru Sept. 2022	\$ 158,813.93
---------------------------	-------------------------	---------------

Mr. Greis seconded the motion. The motion was then voted upon and approved unanimously - 6 yeas - 0 nays – 0 abstain.

Mr. Creem made a motion that the Committee approve the following invoice for payment:

Project Dog	Bid Hosting Services	\$ 2,067.32
-------------	----------------------	-------------

Mr. Greis seconded the motion. The motion was then voted upon and approved unanimously - 6 yeas - 0 nays – 0 abstain.

Mr. Creem made a motion that the Committee approve PSS #7 from Bargmann Hendrie + Archetype:

Bargmann Hendrie + Archetype	PSS #7	\$ 23,000.00
------------------------------	--------	--------------

Mr. Greis seconded the motion. The motion was then voted upon and approved unanimously - 6 yeas - 0 nays – 0 abstain.

Mr. Creem made a motion that the Committee approve the following invoices for payment:

Bargmann Hendrie & Archetype	September 2022 Services	\$ 23,000.00
------------------------------	-------------------------	--------------

Mr. Greis seconded the motion. The motion was then voted upon and approved unanimously - 6 yeas - 0 nays – 0 abstain.

Documents: Invoices, GC Bid tabulation, PSS 7

E. Project Schedule update

The Center at the Heights space utilization study is proceeding. A meeting is scheduled for October 20th with the Council on Ageing. It is anticipated that there will be a report of progress in late November.

GGD Consulting is proceeding with the RTU Replacement project. It is possible that there will be a report of progress in late November.

The School Theater Light & Sound Study submittal were received on October 13th. Interviews will be done by a sub-committee of Ms. Gulati, LeeAnn Sutton and Mr. Haff. It is anticipated that the PPBC will award the contract at the October 25th meeting.

The RFQ's for the Library Space Utilization Study and the DPW Facilities Improvement Study will be pushed out to December 2022 and January 2023 respectively.

F. Jack Cogswell Building

Hank Haff (BDGD) attended the meeting.

Mr. Haff presented an invoice from Beacon Integrated Solutions. This will be the last invoice for the project as the Committee voted at its last meeting on September 26th to release the remaining unencumbered funds to the Select Board.

Mr. Creem made a motion that the Committee approve the following invoice for payment:

Beacon Integrated Solutions	September 2022 Services	\$ 590.63
-----------------------------	-------------------------	-----------

Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously – 5 yeas - 0 nays – 0 abstain.

Documents: Invoice

G. Adjournment

Mr. Silverstein made a motion to adjourn at 8:56 PM. Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously – 5 yeas - 0 nays – 0 abstain.

The meeting was adjourned at 8:56 PM.

The next PPBC meeting is scheduled for Tuesday, October 25, 2022, at 7:30 PM, as a Virtual Meeting on Zoom Cloud Meetings.

These minutes are intended to convey the content of the discussions at the Committee meeting. If no comments are received by the next meeting, they will go to file as part of the permanent Committee record.