PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: February 13, 2023	Time: 7:30 PM	Location: Zoom Cloud Meeting

Attendance PPBC Members:	Present: Stuart Chandler, Richard Creem, Lynne Deninger, George Kent, Roy Schifilliti, Irwin Silverstein	
Absent:	Gene Voloshin	
BDCD Staff:	Hank Haff (Director) Ken Sargent (Senior Project Manager)	
User Representatives:	Tom Conroy	Fire Chief, Public Safety Complex & FS2 Rep.
	Michael Greis	School Committee, Emery Grover Rep.
	Anne Gulati	School Finance Director, Emery Grover& SMP Rep.
	Barry Dulong	Bldg. Maintenance Director, Ridge Hill, DPW Rep.
	Shane Mark	DPW Assist. Director, DPW Complex Rep.
Other Attendees:	Deborah Robinson	Bargmann Hendrie + Archetype
Minutes prepared by:	Kathryn Copley	Administrative Specialist

This meeting was posted on the Town web site on February 9, 2023, as a:

Virtual Meeting at the 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, click "Join a Meeting" and enter the Meeting ID: 884-1472-8107 Or join the meeting at link: https://us02web.zoom.us/j/88414728107

A. Approval of Minutes

The Committee reviewed the minutes from the January 23, 2023 PPBC meeting. Mr. Chandler made a motion that the Committee approve the minutes as presented. Ms. Deninger seconded the motion. The motion was then voted upon and approved 4 yeas - 0 nays – 0 abstain.

B. Public Safety Complex & Fire Station 2

Tom Conroy (Fire Chief) and Ken Sargent (BDCD) attended the meeting remotely.

Mr. Sargent reported that there are minor items that need to be completed. They should be finished in the next month or two. The earliest unencumbered funds could be rescinded would be the fall special town meeting.

The current unencumbered remaining balance is $1.2M. There is nothing on the anticipated cost log.

Mr. Sargent reviewed the DCAMM evaluation for Consigli Construction. The score given was 97. It was felt they did a great job under difficult circumstances. Mr. Chandler made a motion that the Committee approve the DCAMM evaluation for Consigli Construction as presented. Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously - 7 yeas - 0 nays – 0 abstain.

Mr. Chandler made a motion that the Committee approve the following change order:

Kaestle Boos Associate	PSS #54 for Artwork	$ 1,535.00

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

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

Kaestle Boos Associates	PSS for Artwork	$ 9,008.00
Kaestle Boos Associates	PSS for Artwork	$ 1,535.00

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

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

Rist Frost Shumway	Dec. 2022 Services PSC	$ 2,200.00
Rist Frost Shumway	Dec. 2022 Services FS2	$ 1,650.00
Grainger	Heater	$ 1,196.40

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

Documents: Invoices, PSS, Updated Budget

C. Emery Grover Building / Hillside

Michael Greis (School Committee), Anne Gulati (School Finance Director), Deborah Robinson (BH+A), Hank Haff and Ken Sargent (BDCD) attended the meeting remotely.

Mr. Sargent reported that the Hillside final punch list work was finished, and the final inspection happened today. The final certificate of occupancy should be issued soon. The final requisition from J.J. Cardosi should be presented in March. Ms. Gulati mentioned that the staff are happy in the space and the building is warm.

At the Emery Grover site the interior demolition is underway. Some shoring is needed for the masonry demolition to be completed. The site work excavation has started. A 24-inch deep steel beam supporting the second floor was uncovered. Clearance for the MEP may be affected. The engineers are looking into removing the beam.

The sub-floors are not what was expected. The large gaps between the boards will require the addition of plywood and the Gypcrete topping will need to be increased to 1-inch thickness..The engineers are looking into options. Additional asbestos was found wrapped around an old, buried pipe. The pipe and covering were removed and abated.

It appears that there was a glitch in the plans and specs regarding the interior masonry wall demolition and shoring. Neither the GC nor the sub-contractor carried the cost for it. The cost is estimated at $240,340. Town Counsel confirmed that the plans were not clear. The Town owns the issue as the bids would have carried a value if it had been clear. There was a discrepancy between the structural and architectural drawings and specifications for the masonry sub and the GC scope.

The anticipated cost log is $359,283.77 and the remaining contingency is $2,789,349.36. Substantial completion is anticipated at the end of May 2024.

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

M. O'Connor Contracting	Req. #2 thru Jan. 2023	$ 365,393.99

Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously - 8 yeas - 0 nays – 0 abstain.

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

Bargmann Hendrie + Archetype	Dec. 2022 Serv. Hillside	$ 3,587.50
Bargmann Hendrie + Archetype	Dec. 2022 Serv. EG	$ 18,438.82

Mr. Greis seconded the motion. The motion was then voted upon and approved unanimously - 8 yeas - 0 nays – 0 abstain.

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

Isaac's Moving & Storage	Moving Services	$ 32,270.00

Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously – 8 yeas - 0 nays – 0 abstain.

Documents: Agenda, Invoices, Updated Budget

D. <u>Theater Sound & Light Study</u>

Anne Gulati (School Finance Director) attended the meeting remotely.

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

Hewshott International	Jan. 2023 Services	$ 11,000.00

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

E. <u>School Master Plan Study</u>

Michael Greis (School Committee) and Anne Gulati (School Finance Director) attended the meeting remotely.

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

Dore & Whittier Architects	April 2022 thru Jan. 2023	$ 6,300.00

Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously – 8 yeas - 0 nays – 0 abstain.

F. Ridge Hill Demolition

Barry Dulong (DPW), Ken Sargent and Hank Haff (BDCD) attended the meeting.

Mr. Sargent reported on the status of the project. The house was demolished today except for the chimney structures. The debris will be removed and then the chimneys will be knocked down into the basement and remove that debris last. The landscape seeding will be done in the spring.

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

Dore & Whittier Architects	Thru Jan. 2023	$ 4,500.00

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

Documents: Invoice

G. DPW Complex Feasibility Study

Shane Mark, Barry Dulong (DPW), and Hank Haff (BDCD) attended the meeting remotely.

One submittal was received on February 9, 2023 from Weston & Sampson Engineers, Inc. (WSE). They did the last DPW feasibility study in 2016. The submission is complete. The team members have been identified and many have worked on various projects for the Town. Mr. Haff is comfortable with selecting WSE.

Mr. Mark indicated he has spoken to Carys Lustig and they are satisfied with the WSE team. Mr. Dulong indicated that he was also comfortable working with them. It is recommended that the PPBC award the contract to Weston & Sampson.

Mr. Chandler made a motion that the Committee approve the recommendation and award the contract to Weston & Sampson Engineers. Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously – 8 yeas - 0 nays – 0 abstain.

Documents: None

H. Adjournment

The meeting was adjourned at 8:25 PM.
The next PPBC meeting is scheduled for Monday, February 27, 2023, at 7:30 PM, 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.