PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: June 5, 2023	Time: 7:30 PM	Location: Zoom

Attendance PPBC Members:	Present: Stuart Chandler, Richard Creem, Lynne Deninger, George Kent, Irwin Silverstein, (all remote), Absent: Roy Schifilliti, Gene Voloshin	
BDCD Staff:	Hank Haff (Director) Ken Sargent (Senior Project Manager)	
User Representatives:	Michael Greis	School Committee, Emery Grover & SMP Rep.
	Anne Gulati	School Finance Director, Emery Grover& SMP Rep.
	Barry Dulong	Bldg. Maint. Dir., DPW Study, CATH Study Rep.
	Shane Mark	Assist. DPW Director, DPW Study Rep.
Other Attendees:	Carys Lustig	DPW Director
	Matthew DiSalvo	GGD Engineering
	Jeff Alberti	Weston & Sampson Engineers
	Jamay Li	Weston & Sampson Engineers

Minutes prepared by:	Kathryn Copley	Administrative Specialist

This meeting was posted on the Town web site on May 24, 2023, as a:

Remote Meeting on Zoom Cloud Meetings

Meeting ID # 88414728107

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

A. Approval of Minutes

The Committee reviewed the minutes from the May 15, 2023 PPBC meeting. Mr. Chandler made a motion that the Committee approve the minutes as presented. Mr. Kent seconded the motion. The motion was then voted upon and approved 5 yeas - 0 nays – 0 abstain.

B. Emery Grover Building / Hillside

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

Mr. Sargent reported on the progress of the project. The first lift of the south shear wall is poured. The foundation footings are complete. The west chimneys have been removed to below the roof down to the new slab level, and the slabs are poured. The bathroom shear walls were completed. The brick removal at the eaves has started. The east window brick behind the old stage has been removed. The interior CMU shear walls have been started. The sewer line has been installed into Highland Avenue. The lower level under slab plumbing has started.

The anticipated cost log was reviewed, and the amount is $131,213 for unforeseen interior brick wall repairs. Pricing has not been received on several additional PCO items. The remaining contingency amount is $2,322,514. Substantial completion is anticipated at the end of May 2024.

Mr. Chandler made a motion that the Committee approve the following change order for three adds and one credit:

M. O'Connor Contracting	CO#3	$ 184,919.23

Mr. Greis 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 requisition for payment:

M. O'Connor Contracting	Req. #6 thru May 2023	$ 577,142.80

Mr. Creem 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:

Bargmann Hendrie + Archetype	April 2023 Serv.	$ 27,566.89

Mr. Greis 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:

UTS of Massachusetts	Materials Testing	$ 700.00

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

Documents: Agenda, Invoices, Updated Budget, Photos

C. <u>Public Safety Complex & Fire Station 2</u>

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

Rist-Frost-Shumway	Infrared Roof Survey	$ 6,000.00
Harbor Networks	Essential License	$ 347.50

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

D. <u>Library Space Utilization Study</u>

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

Utile, Inc.	April 2023 Services	$ 10,200.00

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

E. Ridge Hill Demolition

Barry Dulong (DPW) attended the meeting remotely.

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

S&R Construction	Req. #2 thru May 2023	$ 23,750.00

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

F. RTU Replacement at Broadmeadow and Eliot Schools

Anne Gulati (School Finance Director), Barry Dulong (DPW), Hank Haff (BDCD), David Billings (Hill International) and Matt DiSalvo (GGD) attended the meeting remotely.

The current work is focusing on the Eliot School as Phase I. Mr. Haff reviewed the reconciled cost estimate. The costs have increased from the Feasibility Stage. RTU costs have escalated from $20.5/ CFM to between $26.5/CFM and $28/CFM. The structural and electrical work are also driving up the costs. Mr. Billings indicated that prices in the public bid market are still escalating even though the supply chain conditions are better post COVID. The equipment costs are higher and fewer contractors are bidding for public jobs. The inflation per year on equipment is between 8% to 10%.

Mr. DiSalvo indicated that with the current equipment design, the heavier weight of the new RTU #2 requires interior structural improvements to existing beams. Value engineering will be done. GGD will redesign the RTU#2 equipment to reduce the weight of the unit and try to avoid this structural work. The new design that is being investigated is to separate the DX unit from the RTU. These would be placed side by side which could spread the weight over the roof.

The Alternate #1 - air source heat pump for summer reheating is also more expensive than at feasibility stage due to the required dunnage. Using a small efficient condensing gas fired boiler would reduce the cost. It was felt that interior structural changes should be avoided. Unanticipated conditions which will likely require demolition and reconstruction of MEP, FP and interior walls will escalate costs.

The first school RTU replacement will be Eliot in the summer of 2024. Broadmeadow will follow in the summer of 2025. Hill International will help with prequalification of contractors.

Mr. Chandler made a motion that the Committee approve the following PSS for Prequalification Services:

Hill International, Inc.	PSS#1	$ 5,000.00

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

Documents: Cost Estimate, PSS

G. DPW Complex Feasibility Study

Carys Lustig, Shane Mark, Barry Dulong (DPW), Jeff Alberti, Jamay Li (Weston & Sampson) and Hank Haff (BDCD), attended the meeting remotely.

Mr. Alberti reported on the progress of the project. They are working with eight DPW user groups, DPW administration, Engineering, Highway, Fleet Maintenance, Water, Sewer & Drains, Parks and Forestry, RTS and the Building Maintenance Division. In the last 2016 study they worked with six divisions.

Three Division grouping scenarios have been developed. Scenario 1 has two options. Option 1-A has two department groupings with RTS being one group and all other departments being in another group on one site. Option 1-B has three department groupings with Building Maintenance being one group, RTS being one group and the other departments in one group.

Scenario 2 has one option with six department groupings. This minimized the footprint for each group and is the best option for phasing. Water Sewer & Drains, RTS and Building Maintenance will be in their own group, DPW and Engineering will be in one group, Fleet Maintenance will be grouped with the wash bay and Highway and Parks & Forestry are grouped together.

Scenario 3 has two options that pair departments by operations. Option 3-A has four department groupings by storm events and Option 3-B has two department groupings by maintenance. The RTS remains where it is, and one other division relocates to that Central Avenue site.

The next steps are examining existing conditions at 500 Dedham Ave, 470 Dedham Ave and the Daley Building. The Daley Building will also be evaluated in this study as Building Maintenance is now under the DPW umbrella. The next studies include developing a site selection matrix, test fit concept plans, cost benefit analysis, and grant reviews. Once a preferred option is chosen, a building and site planning concept is done, a budget is developed, and the final report is presented.

A draft report will be ready in July and the final study report is anticipated by the end of August.

Documents: Presentation

H. Other Business

The Committee discussed the appointment of the next Vice Chair after Richard Creem assumes the chair in January 2023. The Committee members were told to think about it for future discussion.

I. Adjournment

The meeting was adjourned at 9:24 PM.
The next PPBC meeting is scheduled for Monday, June 26, 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.