PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: September 11, 2023	Time: 7:30 PM	Location: Zoom

Attendance PPBC Members:	Present: Stuart Chandler, Richard Creem, Lynne Deninger, George Kent, Roy Schifilliti, Irwin Silverstein, Gene Voloshin (all remote)	
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.
	Erhardt Graeff	Library Trustee, Library Space Utilization Rep.
	Shane Mark	Assist. DPW Director, DPW Study Rep.
	Barry Dulong	Bldg. Maint. Dir., RTU Replacement, DPW Study Rep
Other Attendees:	Deborah Robinson	Bargmann Hendrie + Archetype, Inc.
	Michele Rogers	Dore & Whittier Architects
	Don Walter	Dore & Whittier Architects
	Demetri Kyriakis	Acting Library Director
	Brett Benston	Utile Inc.
	Stephen Frail	Climate Action Plan Committee Chair
	Michael Richard	Weston & Sampson Engineers
Minutes prepared by:	Kathryn Copley	Administrative Specialist

This meeting was posted on the Town web site on September 8, 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 August 28, 2023 PPBC meeting. Mr. Kent made a motion that the Committee approve the minutes as presented. Ms. Deninger seconded the motion. The motion was then voted upon and approved 6 yeas - 0 nays – 0 abstain.

B. Emery Grover Building / Hillside

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

Mr. Sargent reported on the progress of the project. The structural steel installation is ongoing. Brick repointing is ongoing. The window blocking installation is ongoing. The wall/joist preparation for structural steel continues. The roof demolition is underway. The slate has been removed and the ice/water shield membrane installation is ongoing. Upon removal of the slate large seams between the wood was revealed and ½" plywood installation overlay is underway. The chimney caps have been installed.

The tiebacks from the exterior roman brick to the interior double wythe common brick was not as consistent as was anticipated and reinforcement is needed. The structural and shoring engineers are looking at the exterior and interior brickwork and will determine the method to bring it back to a state of solid repair with helical ties and injection grouting. The north wall needs to be expedited so the new mechanical loft and dormer can be built.

The Committee requested that the information be sent out in advance of the next meeting.

The anticipated cost log was reviewed, and the total amount is currently $149,412. Pricing on six items has not been received yet. The remaining contingency amount is $2,005,471.

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

M. O'Connor Contracting	CO#7	$ 71,902.00

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 requisition for payment:

M. O'Connor Contracting	Req. #9 thru August 2023	$ 880,528.73

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	July 2023 Serv.	$ 17,219.85
Bargmann Hendrie + Archetype	July 2023 Serv. FF&E	$ 12,500.00

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

Documents: Agenda, Invoices, Updated Budget, Photos

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

Michael Greis (School Committee), Anne Gulati (School Finance Director), Michele Rogers, Don Walter (D&W) and Hank Haff (BDCD) attended the meeting remotely.

Mr. Haff reported that the MSBA will conduct a Senior Study at Pollard Middle School on October 4th. While this is a positive sign, there is no guarantee that MSBA will invite the District into the Eligibility Phase. Dore & Whittier has updated the cost estimates to reflect current market conditions. It is hard to project several years ahead. The new energy code is also a factor increasing the costs.

Ms. Rogers reviewed the updated cost estimates for options C, D, and E that were presented at the September 5th School Committee meeting. Potential MSBA reimbursements are not taken into consideration in the estimates.

Option C1a has Pollard Middle School (6-8 grades) as the first project funded by MSBA, High Rock as an elementary school and Mitchell Elementary School as a second MSBA funded project. The estimated cost is $465.8M with Capital Improvement Projects (CIP) estimated at $15.6M.

Option C2 has Pollard Middle School (6-8 grades) as the first project funded by MSBA, High Rock as an elementary school and Mitchell Elementary School as a second project not funded by the MSBA. The estimated cost is $462.0M with Capital Improvement Projects (CIP) estimated at $15.6M.

Option D1a has Pollard Middle School (6-8 grades) as the first project not funded by MSBA, High Rock as an elementary school and Mitchell Elementary School as a second project funded by the MSBA. The estimated cost is $442.3M with Capital Improvement Projects (CIP) estimated at $12.4M.

Option D2 has Pollard Middle School (6-8 grades) as the first project not funded by MSBA, High Rock as an elementary school and Mitchell Elementary School as a second project not funded by the MSBA. The estimated cost is $438.5M with Capital Improvement Projects (CIP) estimated at $10.6M.

Option E has Mitchell Elementary School as the first project funded by MSBA, Pollard Middle School (7-8 grades) as a second project funded by the MSBA, High Rock as a third MSBA funded project and Eliot Elementary School renovation not funded by MSBA. The estimated cost is $500.7M with Capital Improvement Projects (CIP) estimated at $25.1M.

The Finance Committee has favored Option E, but this does not achieve the educational goals advocated by the School Committee

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

Dore & Whittier	July/Aug 2023 Services	$ 5,500.00

Mr. Greis seconded the motion. The motion was then voted upon and approved unanimously – 9 yeas - 0 nays – 0 abstain.

Documents: August 31, 2023 Timeline/Cost estimates

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

Erhardt Graeff (Library Trustee), Demetri Kyriakis (Acting Library Director), Brett Bentson (Utile), and Hank Haff (BDCD) attended the meeting remotely.

Mr. Bentson indicated that the final report for the study has been issued. The report identifies four priority areas to improve. The improvements are anticipated to be done as capital improvement projects budgeted over the next several years. The first priority is a new dedicated Teen/Tween area on the Upper Level – which includes right-sized space allocated to teens and tweens to manage overflow of teens into other areas of the library, address acoustic impacts of the teens and tweens to other areas of the library, and improve HVAC systems in existing young adult room. The PPBC accepted the Final Report. Mr. Haff thanked Utile for a thorough analysis and comprehensive study.

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

Utile Inc.	July 2023 Services	$ 8,100.00

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

Documents: None

E. <u>Climate Action Plan Update</u>

Stephen Frail (CAPC Chair) attended the meeting remotely.

Mr. Frail reviewed the work that the CAPC has been doing over the last year. When Needham became a "Green Community" it adopted the Stretch Code in 2019 with any future updates Therefore the updated 2023 Stretch Code was automatically adopted in July. The CAPC is recommending Needham adopt the Opt-In Specialized Energy Code which would only affect new construction and not renovations. The Opt-In Specialized Energy Code requires all new buildings to be designed with enhanced insulation, electric service and wiring sufficient for future electrification of space and water heating as well as any combustion equipment appliance loads.

The ongoing Emery Grover Renovation would not be affected by the Opt-In Specialized Energy Code. Future municipal building projects would need to comply if it is adopted by Fall 2023 Special Town Meeting.

Buildings account for 64% of Needham's greenhouse gas emissions. Municipal buildings make up less than 2.5% of those greenhouse gas emissions. Passenger vehicles make up 30% of greenhouse gas emissions. Eversource has indicated that the electric grid in Needham will have sufficient capacity to meet full electrification by 2050.

Documents: Opt-In Specialized Energy Code presentation

F. <u>DPW Complex Feasibility Study</u>

Shane Mark, Barry Dulong (DPW), Michael Richard (Weston & Sampson), and Hank Haff (BDCD) attended the meeting remotely.

Mr. Richard reported on the progress of the project. The site study diagrams were refined since the last presentation. Phasing of the 470 Dedham Ave site renovations could be done although many temporary sites would have to be identified for the various operations during construction. The other projects could be phased over several years. DPW working group has recommended Option #4 because it will expand and reconstruct on existing DPW sites and can be broken into two or three phases.

The revised hard estimated costs for options 1 thru 4 were reviewed. Soft costs are not included in these estimates but would add between 25% and 30%. Phasing and escalation costs would also need to be factored into a preferred option budget. The Select Board will be responsible for selecting the preferred option.

Estimated Present-day Estimated Hard Construction Costs

Site Location	Option 1 Consolidated	Option 2 Campus (Parcel 74)	Option 3 Campus (Hillside)	Option 4 Campus (Cogswell)
470 Dedham Ave	$ 45,070,000	$ 32,630,000	$32,630,000	$ 33,080,000
500 Dedham Ave Reno.	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Daley Bldg Renovations	$ 4,840,000	$ 4,840,000	$ 4,840,000	$ 4,840,000
RTS Renovations	$ 8,710,000	$ 8,710,000	$ 8,710,000	$ 8,710,000
Parcel 74		$ 18,320,000		
Hillside School			$19,320,000	
Cogswell Building Addition				$ 14,080,000
Total	**$ 59,120,000**	**$ 65,000,000**	**$66,000,000**	**$ 61,210,000**

Notes:

1 - For Daley Building new construction add $4,580,000

2 - Estimate reflects 2024 sf construction costs only. All soft costs & escalation must be added once phasing plan is defined

3 - Soft Costs typically add between 25% - 30% of Construction costs

Mr. Chandler made a motion that the Committee accept the final report as presented and deliver it to the Town Manager. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously – 9 yeas - 0 nays – 0 abstain.

Documents: Presentation

G. Public Safety Complex & FS2

Mr. Chandler made a motion that the Committee approve the following invoice for payment:
Consigli Construction Req. #47 thru August 2023 Final $ 26,072.17
Mr. Kent 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 July 2023 Commissioning Services $ 398.00
Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously – 7 yeas - 0 nays – 0 abstain.

H. Adjournment

The meeting was adjourned at 9:31 PM.
The next PPBC meeting is scheduled for Monday, October 10, 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.