

PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: March 25, 2024	Time: 7:30 PM	Location: Zoom
Attendance		
PPBC Members:	Present: Richard Creem, Stuart Chandler, Lynne Deninger, Bob Dermody, George Kent, Irwin Silverstein (all remote) Absent: Roy Schifilliti	
BDCD Staff:	Hank Haff (Director)	
User Representatives:	Michael Greis Shane Mark Demetri Kyriakis	School Committee, Emery Grover & SMP Rep. DPW Assistant Director, DPW Study Rep. Acting Library Director, Library Space Study Rep.
Other Attendees:	David Billings	Hill/LiRo
Minutes prepared by:	Kathryn Copley	Administrative Specialist

This meeting was posted on the Town web site on March 21, 2024, as a:

Remote Meeting on Zoom Cloud Meetings

Meeting ID # 88414728107

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

A. Welcome New Member

The Committee welcomed new member Bob Dermody.

B. Approval of Minutes

The Committee reviewed the minutes from the March 11, 2024 PPBC meeting. Mr. Chandler made a motion that the Committee approve the minutes as presented. Mr. Silverstein seconded the motion. The motion was then voted upon and approved 5 yeas - 0 nays – 1 abstain.

C. RTU Replacement at Broadmeadow and Eliot Schools

Michael Greis (School Committee) Hank Haff and Ken Sargent (BDCD) attended the meeting remotely.

Mr. Haff reported the Prequalification subcommittee met and reviewed the prequalification submissions from seven firms. Six of the seven HVAC companies were prequalified to bid on the Broadmeadow RTU replacement, and one was not prequalified. The companies that were prequalified had scores over 80 and they are:

CAM HVAC
E. Amanti and Son's
Enterprise Equipment, Inc.
General Mechanical Contractors
J.F. White
P J Kennedy

The Town has worked with CAM HVAC on the Hillside renovation and Emery Grover, General Mechanical on the Sunita L. Williams School, E. Amanti and Son's on the Newman Repair and is currently working with Enterprise Equipment on the Eliot RTU replacement. The firm that was not prequalified was NB Kenney. Their score was below 80 at 67. Their references indicated that they were not happy with their performance. The Town's experience with them on the Public Safety Complex & FS2 project was also not favorable.

Mr. Billings stated that this was a good group of contractors, similar to the Eliot RTU prequalified group.

Mr. Creem moved that the Committee accept the recommendations of the Prequalification subcommittee to prequalify the six firms and to not prequalify NB Kenney. Ms. Deninger seconded the motion. The motion was then voted upon and approved 5 yeas - 0 nays - 1 abstain.

The cost estimate reconciliation based on the 75% CD's took place a week and a half ago. The cost estimators, AMF and PM&C, were within \$202,051 of each other with AMF with \$5,479,143 and PM&C with \$5,277,093. Both include the estimated cost of Add Alternate #1. The average of the two estimates is \$4,677,000 with Add Alternate #1. The average estimate for Add Alternate #1 (Air-source Heat Pumps) is about \$600,000. Therefore, the average estimate for construction without Add Alternate #1 is about \$4,077,000.

Mr. Haff indicated that the public bidding market is settling since COVID, but we can still expect to see a wide range in future bids. . The low bidder for the Eliot RTU replacement was slightly under the PM&C estimate which allowed that project to go forward with the Add Alternate #1. The bid documents will be available on April 11th, the Filed Sub bids are due on April 25th and the HVAC GC bids are due on May 9th. The results will be brought to the PPBC at the May 20th meeting to award the contract. The project will be awarded a year prior to construction to allow for submittals and lead time to purchase all the equipment. It can take up to a year to get delivery of the equipment.

Documents: Hill/LiRo Prequalification memo, Evaluation of Subcontractors, List of prequalified contractors, Reconciled cost estimates

D. Pollard Middle School

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

Mr. Haff reported on the progress of the project. There are multiple steps with the MSBA. The MSBA invited the Town into the Eligibility Phase starting May 1, 2024. Town and

school departments are working on gathering the information needed for the deliverables and will try to submit all items soon after May 1st in an attempt to complete this phase in 90 days instead of 270 days and move the project forward.

The MSBA must accept the eligibility deliverables in order to invite the Town into the next phases. Funds for the MSBA Feasibility phase in the amount of \$2.75M will be requested at the 5/24 ATM. Mr. Haff reviewed the makeup of the \$2.75M with \$1,650,000 for Architectural services, \$467,500 for Additional Services, \$557,500 for OPM Services and \$75,000 for CMR preconstruction services.

Mr. Kent noted that the Town's track record with MSBA projects is favorable and should help. Mr. Creem stated that the FAQ is well done. If anyone has comments on the FAQ, they were requested to send them to Mr. Haff this week.

E. DPW Complex

Shane Mark (DPW), Hank Haff and Ken Sargent (BDCD) attended the meeting remotely.

Mr. Haff reviewed Phase 1 of the project. A request for design funds in the amount of \$2.3M will be requested at the 5/24 ATM. Phase 1 includes an addition consisting of five bays, about 10,400 sqft, to the Jack Cogswell Building to house the Fleet Maintenance group. It is not expected to generate much traffic as staff arrive in the morning and leave at the end of the day. A traffic study will be done.

Rock blasting at the site will be required and additional clearing of trees on site. The building should be disguised somewhat by the rock outcropping and setback from Central Ave.

The construction will need to conform to the Specialized Energy Code. It is anticipated that air source heat pumps will be installed. There will be a force main sewer into Marked Tree Road and Central Avenue.

Solar panels may be looked at again as there are now Federal and Utility incentives. Costs and potential benefits will be reviewed during the design process. The DPU is finally acknowledging the site would be eligible to have two solar arrays on one parcel. The net metering benefit the Town applied for has expired and the Town would have to apply again.

It is anticipated that construction funds will be requested at the October 2025 STM.

Mr. Chandler inquired why the design amount is so high for a seemingly simple building. Mr. Haff responded that it is a complex site and will require a lot of investigation and exploratory work, which include geo technical services and probes along the sewer line route. The building will also need specialized industrial equipment like multiple vehicle lifts, a welding bay tire changing equipment, and other car / truck repair equipment.

Mr. Creem stated that the FAQ is well done. If anyone has comments on the FAQ, they were requested to send them to Mr. Haff this week.

Documents: FAQ, 5/24 ATM A32, Phase 1 budget

F. Library Space Utilization

Demetri Kyriakis (Library), Hank Haff and Ken Sargent (BD CD) attended the meeting remotely.

Mr. Haff reported that design funds will be requested for the priority one project for the Young Adult Area in the amount of \$454,000. Construction costs for this interior building project are estimated to be \$2,740,000. Once the design funding is approved schematic design will begin. It is anticipated that further appropriation for construction funds will be requested at the 5/25 ATM.

It is not anticipated that swing space will be needed during the renovation. Mr. Kyriakis indicated that everyone will be able to be accommodated within the library, but the project is carrying some budget for moving books, stacks and furniture within the library. Construction would start in the summer of 2025 and go into the fall. The Hillside Building could be used for storage if necessary.

If anyone has comments on the FAQ, they were requested to send them to Mr. Haff this week.

Documents: FAQ, 5/24 ATM A25

G. Other Business

Mr. Haff reviewed the project timelines for the Committee. The School Department will be requesting construction funds for the Safety and Compliance-Phase 2 (SAC2) and design funds for the Theater System Upgrades (TSU) at the Newman School. The SAC2 work is anticipated to be done during this coming summer at Pollard, Newman, and NHS. The TSU Design work includes lighting upgrades, changing theater lighting to LED lighting, replacement of the existing non-functioning analog sound system with a new digital theatrical sound system and replacing some curtains in 2025. The Pollard theater upgrades will be done with the Pollard renovation project. The High School work may be advanced depending on funding.

The Building Maintenance Department's (BMD) 5-year capital plan identifies a few other capital repair / replacement projects that may exceed \$500,000. These include the Eliot boiler replacement, NHS RTU Replacement, High Rock RTU Replacement, and RTS roof and siding repairs. The PPBC may allow BMD to manage these like the recently completed High School boiler replacement.

The Town Manager will be negotiating with the MBTA regarding leasing parking spaces next to the CATH for use by CATH patrons and staff.

Mr. Creem reminded everyone that the meeting on April 24 will be at the Town Hall in the Highland Room. It will be a hybrid meeting.

Mr. Haff will forward the Climate Action Roadmap to the Committee.

H. Adjournment

Mr. Kent made a motion to adjourn at 9:04 PM. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously - 6 yeas - 0 nays – 0 abstain.

The next PPBC meeting is scheduled for Monday, April 8, 2024, 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.