

**COMMUNITY PRESERVATION COMMITTEE
TOWN OF NEEDHAM, MASSACHUSETTS**

**Minutes of Meeting
September 16, 2015**

PRESENT: Gary Crossen - Chair, Lita Young – Vice Chair, Paul Alpert, Reg Foster, Ron Furman, Mark Gluesing, Peter Oehlkers, Mike Retzky

ABSENT: Robert Boder
Patricia Carey, Staff Liaison

STAFF: Kristen Wright, Recording Secretary

GUEST: Scott Brightman, Needham Housing Authority Commissioner
Emma Murphy, Needham Times

Mr. Crossen called the meeting to order at 7:33 PM in the Highland Room at Town Hall.

Discussion:

FY2016-1 Seabeds Way Housing – Liaisons – Mark Gluesing and Lita Young

This request is for \$600,000 construction funds for emergency repairs and construction defects corrections under Community Housing. Mr. Gluesing took a tour of the property with the head of maintenance. Mr. Gluesing reviewed the project with the architect and believes that the project has a good approach and an efficient scope of work. Mr. Gluesing presented the committee with the estimated construction cost from RBA (*See Appendix A*). Mr. Retzky asked what the bidding environment is like. Housing Authority Commissioner Scott Brightman stated that estimates have been adjusted to address that concern. Mr. Crossen asked Mr. Gluesing, of the \$746,000 estimate, how much would be eligible for CPC funding. Mr. Gluesing stated that almost all of it could be eligible under rehabilitation. Mr. Crossen asked if the Housing Authority would ask for more money. Mr. Gluesing stated that it was a possibility. Ms. Young stated that she spoke with the Assistant Town Manager/Director of Finance Dave Davison and once Town Meeting adjourns the funding would be available after 20 days excluding Sundays and holidays. Ms. Young asked for an update on the Linden-Chambers master plan. Mr. Foster gave a brief description and update of the plan stating that the Seabeds Way project is currently the main focus of the Housing Authority.

Next Steps and Meeting Dates: Mr. Crossen reminded the CPC that their next meeting will be on Wednesday, September 30th at 7:30 PM. The following meetings will be on Wednesday, October 7th at 7:30PM and Wednesday, October 21st at 7:30PM. The October 7th meeting will be a Public Meeting.

Minutes: September 9, 2015: Mr. Alpert made a motion to approve the minutes of the September 9th meeting and the motion was seconded by Mr. Retzky. The minutes were unanimously approved.

Adjournment: Mr. Alpert made a motion to adjourn the meeting at 8:17PM. Mr. Retzky seconded the motion and the meeting adjourned at 8:17PM.

Respectfully submitted,

Kristen Wright,
Recording Secretary

SCHEMATIC DESIGN ESTIMATED CONSTRUCTION COST

Project Number: 2015064

			Materials & Labor			
Description			Qty	Units	Unit Cost	Total
Schematic Design Construction Cost Estimate - Phase 1						
1	General Requirments					
	Permits & Bonds			2%		\$12,391
	General Conditions			10%		\$61,956
	OH&P			5%		\$30,978
					1 Sub Total	\$105,325
2	Shingle Roof Replacement					
	Bldg 1		5,000	SF	\$10.00	\$50,000
	Bldg 2		5,000	SF	\$10.00	\$50,000
	Bldg 3		4,000	SF	\$10.00	\$40,000
	Bldg 4		5,000	SF	\$10.00	\$50,000
					2 Sub Total	\$190,000
3	Siding Replacement (Vinyl Siding)					
	Type A (new vinyl siding)		9,000	SF	\$12.00	\$108,000
	Type B (sides of closets w/ exist. siding)		1,500	SF	\$15.00	\$22,500
	Type C (partial repair of exist. Siding at flashing areas)		1,000	SF	\$20.00	\$20,000
					3 Sub Total	\$150,500
4	Interior Repairs					
	Interior closet and ceiling (insulate, sheetrock & paint) 140 sf/closet, 46 closets		6,440	SF	\$10.00	\$64,400
	Interior Closet Floors - 30sf/closet, 46 closets		1,380	SF	\$7.00	\$9,660
	Electrical (light fixtures)		1	LS	\$10,000.00	\$10,000
	Attic Insulation		15,000	SF	\$5.00	\$75,000
					4 Sub Total	\$159,060
5	Balcony Structural Repairs					
	Replace beam and closet corner support		24	EA	\$5,000.00	\$120,000
					5 Sub Total	\$120,000
SubTotal						\$724,885
Design Contingency (3%)						\$21,747
CURRENT Estimated Construction Cost Total						\$746,632
Possible Additional Work						
A	Replace Windows and Patio Doors Within New Vinyl Siding Areas					
	Remove and Replace DH Windows w/ Vinyl Double Hung		46	EA	\$800.00	\$36,800
	Remove and Replace French Doors and Sidelights w/ Sliding Doors		43	EA	\$5,000.00	\$215,000
					SubTotal	\$251,800
					Design Contingency (3%)	\$7,554
					OPTION A - Estimated Construction Cost Total	\$259,354
B	Replace Remainder of Siding and all Windows and Patio Doors					
	Replace Remainder of Siding w/ Vinyl Siding		15,000	SF	\$12.00	\$180,000
	Remove and Replace All DH Windows w/ Vinyl Double Hung		108	EA	\$800.00	\$86,400
	Remove and Replace All French Doors and Sidelights w/ Sliding Doors		46	EA	\$5,000.00	\$230,000
					SubTotal	\$496,400
					Design Contingency (3%)	\$14,892
					OPTION B - Estimated Construction Cost Total	\$511,292