

PERMANENT PUBLIC BUILDING COMMITTEE
TOWN OF NEEDHAM
MINUTES OF MEETING

Date: October 6, 2015

Time: 7:00 PM

Location: Broadmeadow School

Attendance

PPBC Members: Present: George Kent, Natasha Espada, Roy Schifilliti,
Peter Schneider, Irwin Silverstein
Absent: Stuart Chandler, Paul Salamone

Steve Popper (PFD-C Director of Design and Construction)
Hank Haff (Senior Project Manager)

User Representatives: Heidi Black School Committee, H.S. & Hillside Rep.
Susan Neckes School Committee, Hillside Rep.

School Committee Members: Connie Barr School Committee, Chair
Heidi Black School Committee, PPBC H.S. & Hillside Rep.
Michael Greis School Committee
Andrea Longo Carter School Committee
Susan Neckes School Committee, PPBC Hillside Rep.
Kim Marie Nicols School Committee
Aaron Pressman School Committee

Other Attendees: Dan Gutekanst School Superintendent
Ann Gulati School Finance Director
Don Walters Dore & Whittier Architects
Michele Rogers Dore & Whittier Architects
Fayssal Hussein Nitsch Engineering
Nick Havan Nitsch Engineering

Minutes prepared by: Kathryn Copley Administrative Specialist

A. Hillside School Feasibility Study

Heidi Black, Susan Neckes (School Committee), Don Walter, Michele Rogers (Dore & Whittier), Fayssal Hussein and Nick Havan (Nitsch Engineering) attended the meeting. The School Committee and several residents also attended the meeting.

Dr. Barr reported that many emails, expressing concern and opinions, were received by the School Committee after the Public Meeting held on September 28th and summarized the comments. The Hillside Feasibility study started with a review of twenty options which have been reduced to four options to date. The Central Avenue site became available in June 2015 when the current owner approached the Town to see if there was interest in acquiring the site. The site has since been thoroughly studied by the design team.

Dore & Whittier reviewed the current status of the project. There are currently four options being considered; the options are Option C3 (New School at Hillside dependant on purchase of three land parcels and swing space at DeFazio), Option E1A (K-5 School at DeFazio), Option E2A & H3 (6th Grade School at DeFazio and renovated High Rock as K-5 School) and Option J3A (New School on Central Avenue dependant on land purchase).

A draft forty page traffic study was received from Nitsch Engineering on October 5th. The results of the study were presented to the PPBC and School Committee. A draft copy of the report will be posted on the Town web site. Mr. Hussein and Mr. Havan from Nitsch reviewed the traffic study done at the Central Avenue and Hillside sites. Federal traffic guidelines were used to determine adequate sightlines for access and egress to the Central Avenue site. Existing conditions were studied at both Hillside School and the Central Avenue site. The conclusion is that the Central Avenue site is a viable site for a school from a traffic point of view. The main parking lot at Central Avenue has 100 parking spaces. Access to the site by car is proposed at the highest portion of the road. The sight lines at this entry/exit drive exceed AASHTO standards for stopping sight distance and intersection sight distance. The drive aisle queue can accommodate 57 cars at drop off and pick up, getting cars off of Central Avenue. It is possible to double the queue aisle in certain places in the parking lot allowing up to 76 vehicles waiting for pick-up.

25% of the school population would be able to walk to the Central Avenue site. 30% are able to walk to the Hillside School site. Five buses will be needed to drop students off in the proposed bus loop off Sunset Road, four Needham buses and one METCO bus. The supply receiving area would be near the cafeteria at the back of the school near the bus loop. Recommendations for the site would be have a left and right turn lane at the school exit. The Chief of Police requested that there be only one crosswalk at the Central Avenue site. The intersection does not warrant a new traffic light, but if requested the engineers could study the effect of adding a flashing light.

The Central Avenue site has more space for traffic to circulate within the site than the current Hillside School. Sheila Hemway indicated that Cefalo and Sunset roads are similar to the Broadmeadow School streets used for bus drop off and pick up. The roads only become a problem when cars or landscapers obstruct the streets during the start and end of the school day.

To be considered for Massachusetts School Building Authority funding, a preferred option needs to be submitted to them by December 1, 2015 to meet their timeline.

A purchase and sale agreement is expected to be signed this week. A ballpark figure is in the range of \$7 million, for acquisition and demolition expenses. Acquisition of all three properties at Hillside School is not possible at this time. This could delay an Option C3 Hillside at Hillside by at least one additional year.

Each of the School Committee members voiced their views on the four remaining options. It was determined that the two committees take independent votes on any motions. It was noted that Ms. Black and Ms. Neckes sit on both the School Committee and PPBC for this project.

Ms. Black made a motion for the School Committee to remove C3 (New School at Hillside dependant on purchase of three land parcels and swing space at DeFazio) and E2A & H3 (6th Grade School at DeFazio and renovated High Rock as K-5 School). Mr. Silverstein seconded the motion.

Ms. Nicols made a motion to the School Committee for an amendment to the previous motion, to split the two options independent of each other. Ms. Longo Carter seconded the motion. The motion was then voted upon by the School Committee and approved unanimously. 7 in favor 0 against 0 abstentions

Ms. Black made a motion to the PPBC that the previous motion be split in two. Mr. Silverstein seconded the motion. The motion was then voted upon by the PPBC and approved with two nay votes. 5 in favor 2 against 0 abstentions

Ms. Black made a motion to the School Committee that Option C3 (New School at Hillside dependant on purchase of three land parcels and swing space at DeFazio) be eliminated from further consideration. Ms. Longo Carter seconded the motion. The motion was then voted upon by the School Committee and approved with one nay vote from Ms. Nicols. 6 in favor 1 against 0 abstentions

Ms. Black made a motion to the PPBC that Option C3 (New School at Hillside dependant on purchase of three land parcels and swing space at DeFazio) be eliminated from further consideration. Mr. Silverstein seconded the motion. The motion was then voted upon by the PPBC and approved with two abstentions by Mr. Schifilliti and Mr. Schneider. 5 in favor 0 against 2 abstentions

Ms. Black made a motion to the School Committee that E2A & H3 (6th Grade School at DeFazio and renovated High Rock as K-5 School) be eliminated from further consideration. Mr. Greis seconded the motion. The motion was then voted upon by the School Committee and approved unanimously. 7 in favor 0 against 0 abstentions

Ms. Black made a motion to the PPBC that E2A & H3 (6th Grade School at DeFazio and renovated High Rock as K-5 School) be eliminated from further consideration. Ms. Espada seconded the motion. The motion was then voted upon by the PPBC and approved unanimously. 7 in favor 0 against 0 abstentions

The PPBC will meet again on October 19th and the School Committee on October 20th. It is expected that votes for the final recommendation of a preferred site will be made at these meetings.

The meeting was recorded and shown on the Needham Channel. Please visit www.needhamchannel.org to view a replay of the meeting video.

Handouts: Draft Traffic Report, Evaluation Matrix (draft 10.6.15)

Following the Hillside discussion the School Committee and the PPBC separated their respective meetings to address other business in separate rooms at Broadmeadow.

B. High School Cafeteria Expansion

The Committee reviewed an invoice from Drummey Rosane Anderson in the amount of \$44,366.40 for services thru September 2015. The invoice was reviewed and approved by Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed PSS #2 from Drummey Rosane Anderson in the amount of \$22,660.00 for additional design and technology services. The PSS was reviewed and approved by Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

The cost estimate work is in progress and will be available to the PPBC before the October 19th meeting. It was agreed that the contingency amount should be reduced.

The pre-qualifications of the General Contractors is ongoing. Mr. Taliep will be going into Boston to DCAM to review the six companies. The sub-committee will have their recommendations for the October 19th meeting.

C. Rosemary Pool

The Committee reviewed an invoice from Bargmann Hendrie & Archetype in the amount of \$11,000.00 for services thru August 2015. The invoice was reviewed and approved by Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Schneider seconded the motion. The motion was then voted upon and approved unanimously.

The project will be on the agenda for the October 19th meeting. Bargmann Hendrie & Archetype gave a presentation to the Park & Recreation Commission at their September 28th meeting. The PPBC expects to have a recommendation on the preferred pool program by October 19, 2015.

D. Hillside School Feasibility Study

The Committee reviewed PSS #4 from Dore & Whittier Architects in the amount of \$34,050.00 for additional site survey work and wetland delineation work. The PSS was reviewed and approved by Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

E. Approval of Minutes

The Committee was sent the minutes from the September 21st and September 28th PPBC meetings. Mr. Kent made a motion that the Committee approve the minutes of these two meetings. Ms. Espada seconded the motion. The motion was then voted upon and approved with one abstention.

F Adjournment

The meeting was adjourned at 9:20 PM.

The next PPBC meeting will be on Monday, October 19, 2015 at 7:00 PM, at the Public Services Administration Building.

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.