

PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: December 14, 2015

Time: 7:30 PM

Location: Needham Library

Attendance

PPBC Members: Present: George Kent, Stuart Chandler, Paul Salamone, Roy Schifilliti
Irwin Silverstein

Absent: Natasha Espada, Peter Schneider

Steve Popper (PFD-C Director of Design and Construction)

Hank Haff (Project Manager)

Phaldie Taliep (Project Manager)

User Representatives: Heidi Black School Committee, H.S. & Hillside Rep.
Aaron Sicotte HS Assist. Principal, H.S. Rep.
Matt Toolan Park & Rec. Commissioner, Rosemary Rep.
Patty Carey Park & Rec. Director, Rosemary Rep.

Other Attendees: Cal Olson Drummey Rosane Anderson
Cynthia Chaston Park & Rec. Commissioner
Christopher Gerstel Park & Rec. Commissioner
Mike Retzky Park & Rec. Commissioner
David DiCicco Park & Rec. Commissioner
Joel Bargmann Bargmann Hendrie & Archetype
John Connelly Finance Committee

Minutes prepared by: Kathryn Copley Administrative Specialist

A. Approval of Minutes

The Committee reviewed the minutes from the November 30th PPBC meeting. Mr. Kent made a motion that the Committee approve the minutes. Mr. Chandler seconded the motion. The motion was then voted upon and approved unanimously.

B. St. Mary Street Pump Station

Mr. Taliep reported that the contractor is making good progress on the punch list items. The Building Department issued a Temporary Certificate of Occupation for the building.

Baffles are being installed on the generator which hopefully will bring the noise level into compliance. There has been no cost to the Town on the resolution to this issue. The electrical contractor is taking care of it.

The O&M manuals are still outstanding. It is anticipated that Change Order #10 in the amount of +/- \$16,000 will be presented at the next meeting along with the final requisition from Waterline. The remaining contingency balance at this time is \$115,428.95. A utility rebate in the amount of \$35,000 is expected.

The Committee reviewed Requisition #21 from Waterline Construction in the amount of \$62,000.00 due primarily to draw down of the punch list. The requisition was reviewed and approved by Mr. Taliep. Mr. Kent made a motion that the Committee approve the requisition for payment. Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: budget update

C. Hillside School Feasibility Study

Heidi Black (School Committee) and Michele Rogers (D&W) attended the meeting.

The Committee reviewed an invoice from Dore & Whittier Architects in the amount of \$31,265.14 for services thru November 2015. The invoice 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.

At the last meeting the Committee discussed the advantages and disadvantages of the Construction Manager at Risk (CMR) method of construction delivery. Additional information from Daedalus confirmed that the increase in costs associated with using a CMR to be at least 5% if not more. Using a CMR on a complicated renovation or time constrained project is beneficial; however it is not felt that the Central Ave site would be a high risk project. The lower cost of using Chapter 149 Design, Bid & Build would be beneficial to the Town.

Mr. Kent recommended that the Committee go forward with the Chapter 149 delivery method. Mr. Chandler seconded the motion. The motion was then voted upon and approved unanimously.

The Town sent a letter of interest to the owner of 609 Central Avenue, located next to the Central Avenue property. It was thought that the addition of this property would ease bus traffic and add play space to the new school site. The Town has not heard back from the owner. Dore & Whittier presented several possible advantages for use of the property if integrated with the Central Avenue site. Four alternative scenarios were reviewed. A list of value added items to justify the addition of the property will be developed.

Dore & Whittier will be meeting with the School Superintendent to discuss the upcoming MSBA meetings scheduled for January 6th and January 27th.

Handouts: sketches with 609 Central Ave

D. High School Cafeteria Expansion

Heidi Black (School Committee), Aaron Sicotte (H.S. Assist. Principal) and Cal Olson (DRA) attended the meeting.

A total of four general contractor bids were received on December 9th from the five pre-qualified firms. They were from Maron Construction, Northern Contracting Corp., O'Connor Constructors and Paul J Rogan Company, Inc. The bid tabulation was handed out and reviewed. The lowest bid was \$200,000 below the estimate. The three lowest bids were:

Paul J Rogan Company, Inc.	\$1,550,730
Northern Contracting Corp.	\$1,648,100
Maron Construction	\$1,709,250

Mr. Silverstein recommended that the Committee accept Paul J Rogan Company, Inc. as the qualified low bidder for H.S. Cafeteria Expansion project. Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed PSS #3 from DRA in the amount of \$45,550 for additional Design and Contract Administration Services needed to extend DRA's services thru construction. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed an invoice from Drummey Rosane Anderson Architects in the amount of \$4,266.00 for services thru December 11, 2015. The invoice was reviewed and approved by Mr. Taliep. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Sicotte seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: General bid tabulation

E. Rosemary Pool

Matt Toolan (Park & Recreation Commissioner), Patty Carey (Park & Rec. Director) and Joel Bargmann (BH+A) attended the meeting.

The Committee reviewed an invoice from Bargmann Hendrie & Archetype in the amount of \$15,000.00 for services thru October 2015. The invoice was reviewed and approved by Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Ms. Carey seconded the motion. The motion was then voted upon and approved unanimously.

Mr. Bargmann reviewed three options for the building. The base option is a one story building and would need 125 parking spaces. The second option is a two story building with a multipurpose room, which would require 138 parking spaces. The third option is a three story building with offices and a multipurpose room/gym, which would require 164

parking spaces. The Committee would like estimates on the various options and the incremental cost for the office spaces. A chairs meeting would be set up to discuss the options after the estimates are available. BH+A needs direction from the Committee on a preferred design in order to go forward and complete the schematic design.

Handouts: drawings

F. Adjournment

The meeting was adjourned at 10:20 PM.

The next PPBC meeting will be on Monday, January 11, 2016 at 7:30 PM, at the Needham Public Library Community Room.

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.