

PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: April 27, 2016

Time: 7:30 PM

Location: Needham Town Hall

Attendance

PPBC Members: Present: George Kent, Stuart Chandler, Natasha Espada, Roy Schifilliti,
Irwin Silverstein

Absent: Paul Salamone, Peter Schneider

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

Hank Haff (Sr. Project Manager)

Phaldie Taliep (Project Manager)

Mike Retzky (Project Manager)

User Representatives: Patty Carey Park & Recreation Director, Rosemary Rep.
Heidi Black School Committee, Hillside Rep., H.S. Rep.
Aaron Sicotte H.S. Assist Princ./H.S. Rep.
Susan Neckes School Committee, Hillside Rep.

Other Attendees: Joel Bargmann Bargmann Hendrie & Archetype
Don Walter Dore & Whittier Architects

Minutes prepared by: Kathryn Copley Administrative Specialist

Tonight was Phaldie Talieps last meeting. He has accepted a position with the State and his last day is Friday. He will be missed.

A. Approval of Minutes

The Committee reviewed the minutes from the April 11th 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. Rosemary Pool

Patty Carey (Park & Recreation Director) and Joel Bargmann (BH+A) attended the meeting.

Mr. Bargmann reported on the progress of the project. The updated drawings and renderings were reviewed. The architect is looking at using porous pavement for the lower parking lot and driveway. The Disabilities Commission was satisfied with the ramp design and did not believe that not having an elevator in the building would be an

issue since the functionality of the building separates the uses on the two levels. All patrons will have the equal amount of access to the two areas.

The architect will seek a variance for keeping the existing terraces without railings.

Geo-probes will be conducted on a tight grid to determine the soil conditions under the existing pool structure. This will remove the uncertainty during bidding. The holes will be filled in and then painted.

It was suggested by Ms. Espada that the Architect take another look at the exterior façade to make it more in tune with the function of the facility. Making it more “fun loving” was encouraged.

The Board of Selectman voted unanimously in favor of the warrant article to be presented at Town Meeting. The Finance Committee voted 7 to 2 against recommending the warrant article; being conflicted by the majority vote process for approving design monies but needing 2/3 vote approval for approving construction funding. They also weren't satisfied that sufficient vetting had occurred for the need of a second floor.

The Committee reviewed PSS #3 from Bargmann Hendrie + Archetype in the amount of \$4,895.00 for the ANRAD Permitting. The PSS was reviewed and approved by Mr. Popper and Mr. Retzky. Mr. Kent made a motion that the Committee approve PSS #3. Mr. Chandler seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed PSS #4 from Bargmann Hendrie + Archetype in the amount of \$21,780.00 for added Geotechnical work: soil borings and geo-probes. The PSS was reviewed and approved by Mr. Popper and Mr. Retzky. Mr. Kent made a motion that the Committee approve PSS #4. Mr. Chandler seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: Agenda, budget update, PSS #3 and #4, Option C estimates, April 2016 updated renderings

C. High School Cafeteria Expansion

Heidi Black (School Committee) and Aaron Sicotte (H.S. Assistant Principal) attended the meeting.

Mr. Taliep reported on the progress of the project. The cafeteria exterior wall demolition is 99% complete. The temporary wall is in place. The windows have been ordered.

The soil under the site is glacial till. The water is trapped, doesn't drain very well and has been shown to enter into the cafeteria door during heavy down pours. An estimated placeholder of \$30,000 has been placed in anticipated costs to cover appropriate changes to the drainage and replacement of suitable soils. It is hoped that a practical and cost effective method can be developed.

Version 4 of the schedule is underway and should be available soon. CORI checks have been approved for the majority of the workers. Three are still in process.

FF&E tables and chairs are being reevaluated and various options are being evaluated.

The Committee reviewed CO #2 from Paul J. Rogan Co., Inc. in the amount of \$2,832.00 for revisions to the temporary wall allowing for usage of the air vents and sprinklers within the space contingent to the cafeteria. The CO was reviewed and approved by the Architect, Mr. Popper and Mr. Taliep. Mr. Kent made a motion that the Committee approve CO #2. Mr. Chandler seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed Payment Requisition #3 from Paul J. Rogan Co., Inc. in the amount of \$163,284.94 for work thru April 25, 2016. The requisition was reviewed and approved by the Architect and Mr. Taliep. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Chandler 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 \$6,832.50 for services thru March 2016. The invoice was reviewed and approved by Mr. Taliep. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Chandler seconded the motion. The motion was then voted upon and approved unanimously.

Mr. Taliep indicated that the amount budgeted for technology was not enough. The quote from Valley Communication, for the AV equipment, which included some enhancements to provide a more effective system, came in at \$88,971.89. Mr. Taliep asked the Committee to approve an increase in the technology budget by \$10,000 out of contingency. Mr. Kent made a motion that the Committee increase the technology budget as outlined by Mr. Taliep. Mr. Chandler seconded the motion. The motion was then voted upon and approved unanimously.

Mr. Taliep is recommending that the Committee go forward with the quote from Valley Communications in the amount of \$88,971.89. Mr. Kent made a motion that the Committee go forward with Valley Communications. Mr. Chandler seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: Agenda, AV quote, updated budget, anticipated cost log, Pay Application #3, CO #2

D. Hillside School Feasibility Study

Susan Neckes, Heidi Black (School Committee) and Don Walter (D&W) attended the meeting.

Mr. Walter reviewed the Power Point presentation shown to the School Committee last night.

Mr. Haff reported that five bids were received on April 21, 2016 for the Site Preparation soil remediation project at Central Avenue. The lowest bidder was P.M. Zilioli, Inc. with a bid of \$64,500. References were checked and all came back positive. There were no issues or concerns and all would use the company again.

Mr. Kent made a motion that the Committee go forward and award P.M. Zilioli, Inc. with the contract for the Central Avenue Site Preparation soil remediation. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

Mr. Haff has received a quote from NW Pest Control in the amount of \$3,250.00 to provide pest control services at the Central Avenue site. A charge of \$2,250 is expected during the site preparation effort (reimbursable from the escrow funds) and \$1,000 for the demolition services. Mr. Kent made a motion that the Committee go forward with NW Pest Control. Mr. Chandler seconded the motion. The motion was then voted upon and approved unanimously.

Mr. Haff notified the Committee that nine proprietary system votes will be presented at future meetings as design goes forward. Committee votes will be needed.

The Committee reviewed PSS #9 from Dore & Whittier Architects in the amount of \$1,375.00 for a hydrant flow test. The PSS was reviewed and approved by Mr. Popper and Mr. Haff. The testing was completed and the results were favorable. Mr. Kent made a motion that the Committee approve PSS #9. Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed an invoice from Dore & Whittier Architects in the amount of \$62,535.00 for services thru March 2016. The invoice was reviewed and approved by Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Chandler seconded the motion. The motion was then voted upon and approved unanimously.

Comments from the Commission on Disabilities regarding the main entrance ramp are being reviewed.

Two companies are currently working on estimates based on the drawings to date. The schematic design will be submitted to the MSBA on June 2 for a July MSBA board vote.

Handouts: Project update email, Power Point presentation

E. PPBC Future Meetings

Mr. Kent proposed that three meetings be changed. It was agreed that the Monday, May 23rd meeting be moved to Tuesday, May 24th. It was also agreed

that the June meetings be changed from June 6th and June 20th. The meetings in June will now be on Monday, June 13th and Monday, June 27th.

F. Adjournment

The meeting was adjourned at 9:55 PM.

The next PPBC meeting will be on Tuesday, May 10, 2016 at 7:30 PM, at the Needham 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.