

PERMANENT PUBLIC BUILDING COMMITTEE
TOWN OF NEEDHAM
MINUTES OF MEETING

Date: June 27, 2016

Time: 7:30 PM

Location: Town Hall

Attendance

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

Steve Popper (Director of Design and Construction)
Hank Haff (Sr. Project Manager)
Mike Retzky (Project Manager)

User Representatives: Heidi Black School Committee, Hillside Rep., H.S. Rep.
Kate Fitzpatrick Town Manager, DPW Study Rep.
Rick Merson DPW Director, DPW Study Rep.
Matt Toolan Park & Rec Commissioner, Rosemary Rep.
Patty Carey Park & Recreation Director, Rosemary Rep.

Other Attendees: Jeff Alberti Weston & Sampson
Mike Richard Weston & Sampson
Joe Fitzpatrick Weston & Sampson

Minutes prepared by: Kathryn Copley Administrative Specialist

A. Approval of Minutes

The Committee reviewed the minutes from the June 13th 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. Hillside School Feasibility Study

Heidi Black (School Committee) attended the meeting.

Mr. Retzky reported that the site preparation is complete. All contaminated soils have been removed as necessary. Since the amount of contaminated soil removed was less than 100 cubic yards it is not reportable to the DEP. HML will provide a final report. Grass is growing on the reclaimed slope.

The Committee reviewed Payment Requisition #1 from P. M. Zilioli, Inc. in the amount of \$61,176.68 for work thru June 13, 2016. The requisition was reviewed and approved by the Architect and Mr. Retzky. 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. Haff reviewed the ten proprietary products that are described in the design documents. Items are deemed proprietary if the product is in use in other buildings in Town or has a limited number of vendors that can provide them. Several products have two or one vendors.

Mr. Kent made a motion to approve the proprietary products as outlined in the handout. Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously.

Mr. Haff reported that Dore & Whittier are reallocating the services of vendors within PSS#6. The dollar amount will remain the same.

The Committee reviewed an invoice from Daedalus in the amount of \$15,000.00 for cost estimating services. 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.

Handouts: Agenda, List of proprietary products, Photos of site, Zilioli pay req

C. High School Cafeteria Expansion

Heidi Black (School Committee) attended the meeting.

Mr. Haff reported on the progress of the project. The structural steel arrived and was erected on June 20th. The steel deck was installed on June 21st. Welding and detailing was performed the rest of that week. The concrete will be placed this coming Thursday if the weather cooperates. This would allow the concrete to cure over the long holiday weekend. The mechanical pad rebar and concrete were placed on June 27th. The contractor is moving along and is on schedule. The contractor is planning to tie into the High School electrical power on June 29th. The power to the High School will be turned off from 6 to 8 AM.

The weather to date has been very favorable for the contractor.

The Committee reviewed Payment Requisition #5 from Paul J. Rogan Co., Inc. in the amount of \$148,578.86 for work thru June 27, 2016. The requisition was reviewed and approved by the Architect and 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.

Handouts: Photos, Payment App #5

D. DPW Feasibility Study

Kate Fitzpatrick (Town Manager), Rick Merson (DPW Director), Mike Richard, Jeff Alberti and Joe Fitzpatrick (Weston & Sampson) attended the meeting.

Mr. Alberti reviewed the progress to date. A power point presentation was given that showed site evaluations constraints and opportunities. The current Dedham Avenue site and the RTS site were reviewed.

The Dedham Ave site would require all development to be permitted due to the wetlands. The site is limited to 4 acres and is tight for development of a new DPW facility. Areas to the northwest under school jurisdiction can be used provisionally. Several building options were reviewed. In all the options the old water building is demolished and replaced with parking. The PSAB generator would have to be relocated or included in the parking lot design.

The RTS also has wetlands restraints. The vehicle storage building placement options displaced the materials storage area and the metal, appliance drop off area. The area to the right of the current RTS entrance is also a possible building site. It has a 20 % grade change and most likely has ledge. It would present a formidable challenge as far as public access and bridging to the current site where vehicular/equipment storage components would need to be placed. Traffic conditions are also a concern.

Parcel 74 on Greendale Avenue was removed from consideration for now as a full DPW facility site at the recent Annual Town Meeting. An off season storage garage may be possible at the site in the future however.

The next steps are to solicit input from the DPW and PPBC, identify the preferred site, incorporate comments into the preferred site design, identify phasing opportunities, prepare a conceptual project budget and present the project to the Board of Selectmen. An introductory briefing to the BOS will be made on July 19th.

The Committee reviewed an invoice from Weston & Sampson in the amount of \$6,000.00 for services thru May 2016. The invoice was reviewed and approved by Mr. Popper. Mr. Kent made a motion that the Committee approve the invoice for payment. Ms. Fitzpatrick seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: Schedule Outline, Work Plan

E. Rosemary Pool

Patty Carey (Park & Recreation Director) and Matt Toolan (Park & Rec. Commissioner) attended the meeting.

The Committee reviewed an invoice from Bargmann Hendrie & Archetype in the amount of \$91,760.00 for services thru April 2016. The invoice was reviewed and approved by Mr. Popper. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Toolan seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed PSS#5 from Bargmann Hendrie & Archetype in the amount of \$490,800.00 for Phase II services thru Bidding. This would be funded by the May 2016 appropriation. The PSS was reviewed and approved by Mr. Popper and Mr. Retzky. Mr. Kent made a motion that the Committee approve PSS#5. Mr. Toolan seconded the motion. The motion was then voted upon and approved unanimously.

There was some discussion on whether it would be beneficial to have the pool open in the summer of 2017 for a minimal portion of the season and start construction after it closes. If the pool is kept open for the summer of 2017 construction would likely not be complete until after the end of the swim season in 2018. Therefore the new pool and facility would not open

as planned in June/July 2018. The new pool would sit unused until the summer of 2019. It was the Committees opinion that construction should begin without a shortened pool opening scenario in 2017. A memo to this effect was requested by Mr. Toolan.

Handouts: Agenda, Updated Budget, BH+A Invoice & PSS #5

F. Adjournment

The meeting was adjourned at 9:30 PM.

The next PPBC meeting will be on Monday, July 11, 2016 at 7:30 PM, at the 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.