

PERMANENT PUBLIC BUILDING COMMITTEE
TOWN OF NEEDHAM
MINUTES OF MEETING

Date: April 25, 2017

Time: 7:30 PM

Location: Town Hall

Attendance

PPBC Members: Present: George Kent, Richard Creem, Irwin Silverstein
Absent: Stuart Chandler, Natasha Espada, Roy Schifilliti, Gene Voloshin

PFDC Staff: Steve Popper (Director of Design and Construction)
Mike Retzky (Project Manager)
Steve Gentile (Project Manager)

User Representatives: Matt Toolan Park & Recreation Commissioner, Rosemary Rep.
Patty Carey Park & Recreation Director, Rosemary Rep.
Rick Merson DPW Director, Fuel Island Rep.
Bob Lewis DPW Assistant Director, Fuel Island Rep.
John Schlittler Police Chief, Police/Fire Stations Rep.

Other Attendees: Jamie Fair Weston & Sampson
Tom Scarlata Bargmann Hendrie & Archetype

Minutes prepared by: Kathryn Copley Administrative Specialist

A. Rosemary Pool

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

Mr. Retzky reported on the progress of the project. Four bids were received on April 21, 2017. The three lowest bids were:

G&R Construction	\$12,957,000
CTA Construction	\$14,735,000
WES Construction	\$14,875,000

G&R Construction has done three projects for the Town, the Town Hall, the Library and the High Rock School. There is concern about the spread from the low to the next highest bid. G&R Construction has not contacted the Architect so far with any clerical errors in the bid. G&R will be using Weston & Sampson for the pool construction, which has experience in this specialty area. The contract will be initiated contingent upon vetting by the Architect and a favorable vote at the May 2017 Annual Town Meeting to fund construction.

Mr. Kent made a motion that the Committee go forward with the award to the low bidder G&R Construction with their bid of \$12,957,000 contingent upon a favorable vote for funds at the May 2017 Annual Town Meeting and the appropriate vetting by the Architect of the bid

and qualifications submitted. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

The total cost estimate was \$16.8 million including architectural soft costs. To date \$1 million has been appropriated for architectural costs. The remaining \$15.8 million will be requested at the May 2017 Annual Town Meeting. \$12 million is requested from CPC Funds and \$3.8 million from the Town's General Funds. These amounts will not be reduced because of the lower bid.

The filed sub-contractor ACME Waterproofing has withdrawn their bid due to a clerical error. They were able to indicate where the error was made. Their bid was for \$88,801. The next lowest unrestricted bid is \$124,000. ACME Waterproofing is asking that their bid bond be returned and not forfeited.

Mr. Kent made a motion that the Committee approve the use of the third lowest bidder and agree to release the bid bond of ACME Waterproofing. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed PSS #7 from BH+A in the amount of \$8,194 for additional MEPA and Ch. 91 permitting costs. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

The permitting process is underway. The MEPA-DEIR filing was submitted on January 31, 2017 and the final certificate is expected on May 12, 2017. The Army Corp of Engineers Pre-Construction Notification General Permit was received on April 18, 2017. The Land and Water Conservation Fund letter was previously submitted but no response has been received to date.

The dredging project will be done in 2018.

Handouts: Agenda, Bid tabulation, budget update, sub-bid tabulation, PSS#7

B. Fuel Island Relocation

Rick Merson (DPW Director), Bob Lewis (DPW Assistant Director) and Jamie Fair (Weston & Sampson) attended the meeting.

On Monday, April 24, 2017 two bids were received. One from MECO Environmental Services, Inc. in the amount of \$1,056,880 and one from Sumco Eco Contracting in the amount of \$1,087,100. The apparent low bidder is MECO Environmental Services. The base bids were very close. MECO has better unit prices. Deducts will not be activated since the bid was favorable. The cost estimate for the total project is \$1,459,346 for design and construction. Weston & Sampson has worked with them before. Both companies are well qualified.

An article is included in the May 2017 Annual Town Meeting warrant for \$1.32 million as \$131,000 has already been appropriated for the project.

Mr. Kent made a motion that the Committee go forward with the low bidder MECO Environmental Services with their bid of \$1,056,880 contingent upon a favorable vote for funds at the May 2017 Annual Town Meeting. Mr. Merson seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed PSS #1 for Weston & Sampson Engineers in the amount of \$47,000 for Construction Administration services contingent upon a favorable vote for funds at the Annual Town Meeting. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

Substantial completion is anticipated in mid-September 2017.

Handouts: Agenda

C. Police & Fire Stations Feasibility Study

John Schlittler (Police Chief) attended the meeting.

The next phase will be schematic design. Schematic Design funds of \$250,000 are being requested at the May 2017 Annual Town Meeting. This effort will include preparation of a project estimate. Remaining Design funds would be requested at the October 2017 Special Town Meeting.

Mr. Popper has been impressed with the knowledge that Kaestle Boos Associates brings to the project. They are up on the current trends in public safety facilities. The Committee has been satisfied with their work. KBA worked with a peer group of architects from the Town to review the exterior design and they responded positively with the input. Mr. Popper recommends that the Committee go forward with KBA in the next phase of design.

Chief Schlittler is satisfied with the programming. KBA has been receptive to comments and been willing to adjust the design to the user group's needs.

The Committee reviewed PSS #3 for Kaestle Boos Associates in the amount of \$223,650.00 for Schematic Design services. The PSS could not be voted on because there was not a quorum. A meeting will be posted for Monday, May 1 to vote on the PSS.

Handouts: Agenda, PSS #3, Invoice, updated budget

D. Adjournment

The meeting was adjourned at 8:45 PM.

The next PPBC meeting will be on Monday, May 1, 2017 at 7:00 PM, at the Town Hall, May-Chapel 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.