

PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: June 26, 2017

Time: 7:30 PM

Location: Town Hall

Attendance

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

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

User Representatives: Rick Merson DPW Director, Fuel Island Rep.
Bob Lewis DPW Assistant Director, Fuel Island Rep.
Heidi Black School Committee, H.S. & Hillside Rep.
Aaron Sicotte NHS Principal, H.S. Expansion Rep.
Susan Neckes School Committee, Hillside Rep.
John Schlittler Police Chief, Police/Fire Stations Rep.
Dennis Condon Fire Chief, Police/Fire Stations Rep.
Patty Carey Park & Recreation Director, Rosemary Rep.

Other Attendees: Michele Rogers Dore & Whittier Architects
Glenn Gollrad Dore & Whittier Architects
Kate Fitzpatrick Town Manager
Todd Costa Kaestle Boos Associates
Keith Mercy Kaestle Boos Associates
Cynthia Chaston Park & Rec. Commissioner
Christopher Gerstel Park & Rec. Commissioner
Tom Scarlata Bargmann Hendrie & Archetype
Bob Morel G&R Construction
Erik Swenson G&R Construction
Mark Mariano Weston & Sampson

Minutes prepared by: Kathryn Copley Administrative Specialist

A. Fuel Island Relocation

Rick Merson (DPW Director) and Bob Lewis (DPW Assistant Director) attended the meeting.

The project was rebid due to a legal advertisement posting error. On June 15, 2017 three bids were received. The bids were as follows:

MECO Environmental Services, Inc.	\$1,031,900
SumCo Eco Contracting	\$1,048,500
SRS Petroleum Services Corp.	\$1,150,350

MECO Environmental Services was again the apparent low bidder. Their bid came in \$24,980 lower than their bid before. 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 MECO Environmental before.

They are working on the submittals and getting the contract back to the Town. MECO offered a tour of other facilities they have built. A schedule will be submitted soon. Because of the delay the project will be finished in October or early November 2017.

Mr. Kent made a motion that the Committee go forward with the low bidder MECO Environmental Services with their bid of \$1,031,900. Mr. Merson seconded the motion. The motion was then voted upon and approved unanimously. Mr. Gentile sent out a notice of intent to award to MECO.

Mr. Lewis indicated that the DPW can work with MECO regarding traffic patterns. Hopefully the project will be done before heavy snows set in. Mr. Merson noted that they were anxious for the project to start.

Handouts: Agenda, Bid Tabulation

B. Approval of Minutes

The Committee reviewed the minutes from the May 9th, May 22nd and June 6th PPBC meetings. Mr. Kent made a motion that the Committee approve the minutes. Mr. Silverstein seconded the motion. The motion was then voted upon and approved.

C. High School Expansion

Heidi Black (School Committee), Aaron Sicotte (HS Principal), Michele Rogers and Glenn Gollrad (Dore & Whittier) attended the meeting.

Dore & Whittier has met with the Working Group three times. Dr. Gutekanst and Mr. Sicotte attended this meeting. They reviewed the progress with the Committee. The proposed repurposed classroom spaces and office spaces in the existing building were reviewed. The proposed new addition was also reviewed. The current design is different than the previous configurations with an increase of square footage from 18,400SF to 22,974SF. Much of the increase is attributable to capturing space at the lower level that had not been fully utilized by the earlier design. The entire guidance department is now proposed to go into the new addition on the lower level which is larger than first proposed. The collaboration spaces have been reduced to give more room to classrooms, on the upper two floors.

Ms. Black indicated that the collaboration space was an important exciting concept and that she was very disappointed it has been reduced. She would like to see it reintroduced.

The design is still a work in progress and more refinements will be made. The prioritization of the renovation space will be considered. Dore & Whittier will also review how the new addition plans can be reduced in size to get the building area closer to the feasibility goal.

A plan to review the preliminary cost resulting from the adjustment in square footage will be introduced. It is anticipated this will be understood by mid-July.

The Committee reviewed an invoice from Dore & Whittier Architects in the amount of \$6,000.00 for services thru May 2017. 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.

Handouts: None

D. Hillside (Williams) Elementary School

Susan Neckes, Heidi Black (School Committee), Michele Rogers and Glenn Gollrad (Dore & Whittier) attended the meeting.

Mr. Haff reported that the letters of the building sign for the new Sunita L. Williams Elementary School are 2 feet 10 inches high. The letters are being used as an architectural element on the facade. Three sizes were presented to the Design Review Board (DRB) and their feedback was that this size would be the best. There will be a hearing on July 10th at the DRB for a special permit for the sign.

The 90% Construction Document submission will be sent to the MSBA on July 12th. The 90% CD submission documents will be posted prior to the PPBC meeting on July 10th including the cost estimates. The PPBC will be asked to approve those documents on July 10th.

A Solar Study was completed and reviewed for the Committee. A group of residents would like all municipal buildings to have solar panels on them. There would be a \$667,200 investment required with an approximate eleven year payback of cost in placing solar panels on the school. Mr. Silverstein said this was reasonable. Placing solar panels on the school is not a cost that will be reimbursed by the MSBA. The current plan makes the building solar energy ready by providing appropriate roof structure and electrical conduit. It was felt that this work should be done as a separate project. There may be incentives offered by Eversource to place solar panels on the building in the future.

Mr. Haff reviewed several additional proprietary items to the list already approved by the Committee. The new items are StruxtureWare Software in order to integrate with the other town owned building HVAC systems, low sound roof top units by Aeon, Aruba Network Switch Electronics which are the standard for the district, Lightspeed Topcat audio-video communications system, Lenel OnGuard Access Control system and Synology Network video recorder.

Mr. Kent made a motion that the Committee approve the recommended list of proprietary specifications. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

The pre-qualification submission from GC's and FSB's arrived on June 14th. The pre-qualification sub-committee will meet to review all of the submissions and make

recommendations to the Committee. A list of the companies submitting their qualifications was handed out. Only one elevator company submitted qualifications. This trade will be re-advertised as required in the hopes of getting more. The pre-qualification process should be complete by July 6th with PPBC approval on July 10th. GC's and FSB's will be notified by July 14th with the bid documents available on August 16th. The GC bid opening is anticipated to be September 27, 2017. Ground breaking for construction is anticipated to occur in November.

The Committee reviewed an invoice from Warner Larson in the amount of \$12,775.00 for work on the fields and trails. The invoice was reviewed and approved by Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed Change Order #5 from Green Environmental Inc. in the amount of \$12,717.61 for removal of the unanticipated turkey waste. The change order was reviewed and approved by Mr. Retzky and Dore & Whittier. Mr. Kent made a motion that the Committee approve the change order. Mr. Voloshin seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed Requisition #4 from Green Environmental Inc. in the amount of \$51,313.20 for services thru June 2017. The requisition was reviewed and approved by Mr. Retzky. 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.

The Committee reviewed an invoice from Dore & Whittier Architects in the amount of \$233,690.62 for services thru May 2017. The invoice was reviewed and approved by Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Ms. Neckes seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed PSS #20 from Dore & Whittier Architects in the amount of \$1,980.00 for the Solar Study. The change order was reviewed and approved by Mr. Haff. Mr. Kent made a motion that the Committee approve the change order. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: Agendas, Solar Study, Proprietary items, list of Pre-Qual. submittals, GEI CO#5, GEI Req. #4, Building Sign drawings

E. Public Safety Complex & Fire Station #2

John Schlittler (Police Chief), Dennis Condon (Fire Chief), Kate Fitzpatrick (Town Manager), Todd Costa and Keith Mercy (Kaestle Boos) attended the meeting.

Mr. Gentile reported on the progress of the project. There have been several meetings with various groups. A communications study was done to determine tower locations.

Mr. Costa reviewed the design and communications study for the Committee. The location of swing space for the Police and Fire Station #2 operations was discussed. The thinking at the

moment is to use the lower portion of the current Hillside Elementary School for temporary police operations. If full day kindergarten has been implemented then the upper floor of the Hillside School will most likely be used for some kindergarten classes. Avery Street Field is being considered for temporary quarters for Fire Station #2 operations. The Hillside Elementary School is also being reviewed as a possible secondary temporary sited for Fire Station #2 operations. Use of Hillside School would shift the timeline for FS#2 completion out because the temporary facilities would not start construction until June 2018.

The communications report is being finalized. The consultant is working out how best to achieve maximum coverage of the town. There will be a list of equipment and cost estimates. The use of existing towers will be maintained as much as possible. The Hillcrest tower electronic control structure is deteriorating. This is the hub of the system. There may be a more pressing need to fix or recondition it prior to the project start. This would mean putting in a capital request for FY19.

The Committee reviewed an invoice from Kaestle Boos Associates in the amount of \$11,490.00 for services thru May 2017. The invoice was reviewed and approved by Mr. Gentile. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: Agenda, Power Point presentation

F. Rosemary Pool

Patty Carey (Park & Recreation Director), Cynthia Chaston, Christopher Gerstel (Park & Rec. Commissioner), Tom Scarlata (BH+A), Bob Morel, Erik Swenson (G&R Construction) and Mark Mariano (Weston & Sampson) attended the meeting.

Mr. Retzky reported on the progress of the project. The final certificate from MEPA was received May 12th. The bid protest from South Shore Gunitite was resolved with a ruling by the Attorney General's office in the Town's favor. The notice of award and notice to proceed were issued. The substantial completion date for the project is June 15, 2018. G&R Construction has mobilized on site. They are clearing and grubbing the site. The asphalt is being removed and soil is being stockpiled. Environmental controls are in place. The security fencing is up and the building is being prepped for demolition.

After a site visit by Dam-It-Dams they have indicated that they cannot place their product at the site because of unsuitable soil conditions within the lake bed. The current thought is to install steel sheet piling. Two options were presented for this method. Option 1 is to install the piling along the front of the area of the pool in the lake. Option 2 is to install the piling inside the existing pool structure. The Army Corp of Engineers and the DEP have no problem with Option 1. The pricing upcharge is \$123,277 for Option 1 and \$254,000 for Option 2, after application of the \$65,974 previously appropriated for the Dam-It-Dams change order. There will be two to three weeks before the pile driving can start. The impact to the schedule is not fully known. In order to avoid winter conditions the pool work would need to start by September 1st.

Mr. Kent made a motion that the Committee approve Option 1. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

Weston & Sampson is recommending that anti-flotation Ballast Slabs (“passive system”) be used under the pools. Their reasoning is that the pool will be under constant hydrostatic pressure and the proposed under-drain system and hydrostatic pressure relief valves (“active system”) might fail. The additional cost to install the ballast slabs to the project would be \$398,056.05. However certain design issues were pointed out by the design preferred by Weston & Sampson and will need to be investigated, potentially raising the cost for the passive system over the active system in the design documents. Weston & Sampson handed out a memo with the information.

The Committee requested that the designers further discuss this possible change in design and make a recommendation to the Committee for vote. This item is a priority for the project and all team members will meet for a resolution prior to the next PPBC meeting.

The Committee reviewed an invoice from Isaac’s Moving & Storage in the amount of \$984.00 for relocating equipment from the pool building to Ridge Hill. The invoice was reviewed and approved by 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.

Handouts: Agenda, photos, budget update, Sheet Piling Option 1 & Option 2, W&W memo, BH+A memo, vault room drawing

G. Adjournment

The meeting was adjourned at 11:45 PM.

The next PPBC meeting will be on Monday, July 10, 2017 at 7:30 PM, at the Needham Town 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.