

PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: July 10, 2017

Time: 7:30 PM

Location: Library

Attendance

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

PFDC Staff: Hank Haff (Sr. Project Manager)
Mike Retzky (Project Manager)
Steve Gentile (Project Manager)

User Representatives: John Schlittler Police Chief, Police/Fire Stations Rep.
Dennis Condon Fire Chief, Police/Fire Stations Rep.
Rick Merson DPW Director, Fuel Island Rep.
Bob Lewis DPW Assistant Director, Fuel Island Rep.
Susan Neckes School Committee, Hillside 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
Greg Smith RST Superintendent
Don Walter Dore & Whittier Architects
Michele Rogers Dore & Whittier Architects
Cynthia Chaston Park & Rec. Commissioner
Tom Scarlata Bargmann Hendrie & Archetype

Minutes prepared by: Kathryn Copley Administrative Specialist

A. Approval of Minutes

The Committee reviewed the minutes from the June 26th PPBC meeting. Mr. Creem requested a change in the wording under the Rosemary Recreation Complex project in the description of the additional charge for the steel sheet piling. The passage will be revised. Mr. Kent made a motion that the Committee approve the minutes with the understanding that this change will be made. Mr. Chandler seconded the motion. The motion was then voted upon and approved.

B. Public Safety Complex & Fire Station #2

John Schlittler (Police Chief) and Dennis Condon (Fire Chief) attended the meeting.

Mr. Gentile reported on the progress of the project. Three responses were received on July 7th for the Cost Estimating RFQ. They were from Daedalus Projects, Inc., PM&C, LLC and VJ Associates of N.E. The sub-committee (Mr. Silverstein, Mr. Popper and Mr. Gentile) will interview the three firms on Friday and evaluate their qualifications for PPBC approval.

Kaestle Boos is completing the schematic design. A cost estimate is anticipated in late August. Construction funds will be requested in spring 2018 on an override ballot.

The Committee reviewed an invoice from Kaestle Boos Associates in the amount of \$55,835.00 for services thru June 2017. The invoice was reviewed and approved by Mr. Gentile. 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: Agenda

C. DPW Storage at Central Avenue

Rick Merson (DPW Director), Bob Lewis (DPW Assistant Director), Jeff Alberti and Mike Richard (Weston & Sampson) attended the meeting.

The efficiency study is ongoing. One goal is to make sure not to compromise the future operation of the Recycling & Transfer Station. Weston & Sampson is working on evaluating site configuration, traffic patterns, equipment and buildings on the site. It was reported that a request to repair the tipping floor was submitted by the DPW at the 2017 May Annual Town Meeting.

The next step is to finalize the efficiency study and the site survey. Conceptual layouts for the Seasonal Storage Building will be produced for review. A Geotechnical investigation will be conducted. Weston & Sampson will produce a site master plan and cost estimate. Weston & Sampson reviewed the progress to date with a power point presentation of the efficiency study.

The DPW has hired Fuss & O'Neill to look at storm water improvement on the site. Information will be shared between the two companies

Handouts: Agenda, power point presentation

D. Hillside (Williams) Elementary School

Susan Neckes (School Committee), Don Walter and Michele Rogers (Dore & Whittier) attended the meeting.

Mr. Haff reported that the 90% CD cost estimates by PM&C and Daedalus were close and within comfortable differences. After bids are in hand the Town and MSBA will adjust the Project Funding Agreement (PFA). The FF&E and Technology budgets are higher than

originally anticipated. The current plan remains the same: to make the building solar energy ready by providing appropriate roof structure and electrical conduit.

The 90% Construction Document plans and the cost estimates are ready to be sent to the MSBA. Mr. Kent made a motion that the Committee approve the submittal of the 90% CD's to the MSBA. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously. 7 yay, 0 nays, 0 abstentions

The exterior stairway approval from the MAAB was received.

The General Contractors and Filed Sub-Contractors prequalification process is complete except for the Elevator subcontractor. All but five of the filed sub-contractors have been prequalified. Five very good general contractors have been prequalified. A good bidding environment is anticipated. Only one elevator firm submitted qualifications. This trade was re-advertised as required and it is hoped more submissions will be received on July 19th.

Mr. Kent made a motion that the Committee accept the recommendations of the Pre-Qualification Committee. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

The Design Review Board (DRB) approved the letters of the building sign for the new Sunita L. Williams Elementary School in a slightly smaller size than presented.

The Student Conservation Association is scheduled to start on July 24th with the trail work. The stone dust and other materials that are needed are being ordered by PFD-C.

Requests for proposals for Structural Peer Review Services were sent to three firms. Two responses were received. DM Berg Consultants was approved, and is proceeding with their review.

It is anticipated that bid documents will be available on August 16th. The FSB bid opening is anticipated to be September 13th. The GC bid opening is anticipated to be September 27, 2017. Ground breaking for construction is anticipated to occur in early November.

The Committee reviewed an invoice from Daedalus Projects in the amount of \$6,000.00 for services during the Pre-Qualification process. The invoice was reviewed and approved by Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Ms. Espada 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 \$235,010.16 for services thru June 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.

The Committee reviewed an invoice from Eversource Electric in the amount of \$13,231.00 for the design of the electrical service to the new school. 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.

Handouts: Agenda, Table of Contents for 90% CD submission, Cost Estimates, List of pre-qualified GC & FSB

E. Rosemary Pool

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

Mr. Retzky reported on the progress of the project. The temporary office trailer is onsite. The temporary power is connected. The site security fencing has been installed. Storm water drain materials are on site. The Contractor is continuing to prepare for the building demolition. Asbestos pipe fittings found in the walls and buried sewer pipes are being removed.

Change Order #2 from G&R Construction was presented for the temporary steel sheet piling, replacing the previously approved bladder dam. The Committee reviewed Change Order #2 from G & R Construction in the amount of \$123,277.66 for installation of steel piling. The change order was reviewed and approved by Mr. Retzky and BH&A. Mr. Kent made a motion that the Committee approve the change order. Ms. Espada seconded the motion. The motion was then voted upon and approved unanimously.

Weston & Sampson recommended an anti-flotation Ballast Slabs (“passive system”) be used under the pools. The Committee requested that the designers further discuss this possible change in design and make a recommendation to the Committee for vote. The companies met and with engineers on both sides discussed the use of ballast slabs. GEI designed a ballast slab system that is estimated to cost just over \$500,000. The ballasted system will be a safety insurance policy that will prevent the pool from rising out of the ground.

Mr. Kent made a motion to recommend going forward with a ballast slab system with a not to exceed amount of \$510,655. Mr. Chandler seconded the motion. The motion was then voted upon and approved unanimously.

The bulkhead wall sheer lug footing modification Change Request #15 was reviewed. This would provide stabilization when the steel pile sheeting is removed. The estimated cost is \$11,096.58. Mr. Kent made a motion that the Committee approve change Request #15 in the amount of \$11,096.58. Mr. Chandler seconded the motion. The motion was then voted upon and approved unanimously.

Mr. Retzky indicated that there is a proposal for modifications to the exterior pump room vault and filter room. Pumps will be changed and an exterior buried vault will be constructed.

Mr. Retzky noted the change request items listed in the handout do not take into account the schedule delay implications or costs. We are currently evaluating schedule recovery, potential winter conditions and costs associated with these items with G&R Construction.

The Committee reviewed Requisition #1 from G & R Construction in the amount of \$507,585.00 for bonding costs and site work thru June 2017. The requisition was reviewed and approved by Mr. Retzky and BH&A. Mr. Kent made a motion that the Committee approve the requisition for payment. Mr. Toolan seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed an invoice from Bargmann Hendrie & Archetype in the amount of \$8,924.75 for services in May 2017 for Phase III/CA work. The invoice was reviewed and approved by Mr. Retzky. 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, budget update, anticipated costs, CO#2, Req. #1, BH+A memo, G&R Change requests

F. Other Business: Center at the Heights

Mr. Silverstein reported that the Center at the Heights exterior wooden sun shades are starting to delaminate. He recalled that community funds were raised to support the Center and inquired whether those funds are available for maintenance items like this. Mr. Kent indicated that he would look into this.

G. Adjournment

The meeting was adjourned at 10:30 PM.
The next PPBC meeting will be on Monday, August 7, 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.