

PERMANENT PUBLIC BUILDING COMMITTEE
TOWN OF NEEDHAM
MINUTES OF MEETING

Date: March 12, 2018

Time: 7:30 PM

Location: Library

Attendance

PPBC Members: Present: George Kent, Stuart Chandler, Richard Creem, Irwin Silverstein,
Roy Schifilliti, 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.
Aaron Sicotte NHS Principal, H.S. Expansion Rep.
Matt Toolan Park & Rec. Commissioner, Rosemary Rep.
Patty Carey Park & Recreation Director, Rosemary Rep.

Other Attendees: Don Walter Dore & Whittier Architects
Glen Gollrad Dore & Whittier Architects
Bill Roche Daedalus Projects
Christian Riordan Consigli Construction
Dave Curry Consigli Construction
Tom Scarlata Bargmann Hendrie & Archetype

Minutes prepared by: Kathryn Copley Administrative Specialist

A. Approval of Minutes

The Committee reviewed the minutes from the February 26, 2018 PPBC meeting. Mr. Creem made a motion that the Committee approve the minutes as presented. Mr. Silverstein seconded the motion. The motion was then voted upon and approved.

B. Fuel Island Relocation

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

Mr. Gentile reported on the progress of the project. He reviewed the three options for the generators. Option 1 is to install a dedicated 10KW generator with an automatic transfer switch. Option 2 is to purchase a new trailer mounted 60KW generator to be used for the new fuel system and pump stations. Option 3 is to purchase a smaller trailer mounted 15KW generator to be used only with the fuel system. Mr. Merson indicated that the DPW feels that the best choice would be for Option 1. In an emergency, situation with power to the fuel station out, it would be desirable for power to be restored immediately by a dedicated

generator with an automatic transfer switch. The DPW already has two portable generators. In an emergency situation there may not be staff available to move a generator to the fuel island.

It was decided that Option 1 is the preferred option. The Contractor will provide a cost for the work to be approved by the Committee.

The fuel tanks upon completion were filled with fuel. It was decided that the project would cover the cost of the initial fill up.

The Committee reviewed two invoices from Dennis K. Burke Inc. in the amounts of \$10,179.10 for gasoline and \$11,803.15 diesel to fill the new fuel tanks. The invoices were reviewed and approved by Mr. Gentile. Mr. Kent made a motion that the Committee approve the invoices for payment. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: Agenda, Invoices, Budget update

C. Central Ave DPW Storage

Rick Merson (DPW) attended the meeting.

The Committee reviewed an invoice from Weston & Sampson in the amount of \$6,072.28 for January 2018 services. The invoice was reviewed and approved by Mr. Gentile. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously.

D. High School Expansion

Aaron Sicotte (HS Principal), Don Walter, Glen Gollrad (Dore & Whittier), Christian Riordan and Dave Curry (Consigli) attended the meeting.

Mr. Haff reported on the progress of the project. Construction fencing and traffic signage is complete. Extra precautions will be taken to assure safety. The Blue Fin demolition is complete. The east entry vestibule demolition is complete and the temporary wall separating occupied space from construction is in place.

The trade contractor bids came in higher than estimated. Dave Curry, the chief cost estimator for Consigli, felt that the estimates were fair. It was felt that one of the primary reasons the bids were higher may have been the accelerated schedule, other reasons could be the sub-contractors were busy and did not have time to work on the project, but placed a high bid that would make it worth their while. The estimate and actual bids were reviewed.

Two FSB trades, Water/Dampproofing & Caulking and Masonry only had two bids. Because a minimum of three are required the trades will be rebid. Consigli will invite other non-prequalified companies to bid in those categories alongside the prequalified companies. Consigli indicated that they have four Masonry companies that will submit bids. These bids are due on March 22nd. It is hoped that the rebid numbers will be lower.

The Miscellaneous Metals bids coming in substantially higher than estimated will be rejected and the prequalified companies will be invited to bid again. The low bidder for Resilient Flooring withdrew their bid due to a math error and that trade may also be rebid after reducing work in the respective specifications.

The deduct alternates may have to be taken if the rebids do not come in lower. Supplemental funding for the project will be investigated in order for the deduct alternates not to be used. A decision will have to be made at the March 26th PPBC meeting.

Consigli needs to move forward on the filed sub bidders in the trades that will not be rebid in order for the submittal process to move forward. Ten filed sub bidders would be released with an option to rebid HVAC. The automatic temperature control (ATC) component of the HVAC bids will need to be evaluated. Consigli will enter into a scope clarification dialog with ENE to see if they will adjust their price, accordingly.

Mr. Kent recommended that the Committee release the Filed Sub-Bidders as listed in the Consigli approval letter. The option of rebidding the HVAC will be available if deemed in the best interests of the Town. Mr. Voloshin seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed Requisition #1 from Consigli Construction in the amount of \$340,341.52 for construction services thru January 2018. The requisition 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 an invoice from Dore & Whittier Architects in the amount of \$77,111.90 for February 2018 services. 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: Agenda, Invoices, Estimate update, Consigli letter, updated bid tabulation, 4 week look ahead schedule

E. Sunita L. Williams (Hillside) Elementary School

Don Walter (Dore & Whittier) and Bill Roche (Daedalus) attended the meeting.

Mr. Roche reported on the progress of the project. The overall project is 8.2% complete. Progress is very good. Steel is being delivered to the site and steel erection is underway. Foundation and underground utility work is ongoing and is the focus of construction activities.

A snow storm is expected for tomorrow that will prevent work from occurring.

Mr. Walter brought two samples of glass to be reviewed by the Committee. The two samples have an equivalent light transmission but the one D&W prefers for esthetic reasons would be

\$20,000 higher. This would require a minor modification to the mullions. The Committee was in favor of this change.

Dore & Whittier will need to proceed on the solar voltaic array system final design and construction documents if it is approved by the School Committee. The PPBC has indicated that they are in favor of moving forward with design and construction documents. The addition of a solar voltaic array system would favorably impact attaining a LEED Silver certificate for the school.

The Committee reviewed CO #1 from Bacon Construction in the amount of \$-40,289.00 for five adds and one credit. The change order was reviewed and approved by Mr. Haff and Dore & Whittier. Mr. Kent made a motion that the Committee approve the change order. Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed Requisition #5 from Bacon Construction in the amount of \$1,379,626.30 for construction services thru February 2018. The invoice was reviewed and approved by Dore & Whittier and 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 an invoice from Daedalus in the amount of \$19,320.00 for services thru February 2018. 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 Dore & Whittier Architects in the amount of \$81,165.51 for services thru February 2018. 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, Photos, Req. #5

F. 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. A response continues to be waited upon from the National Park Service regarding the Land & Water Conservation Fund letter sent to them. Shingles are on the roof. The flat roof is done as is the shed roof. The majority of backfilling around the pool and compaction is done. The stainless steel gutters in the pool areas are in place. The lap pool surge tank is in place. The work on the retention basin is ongoing.

Work continues inside the building with carpenters, fire protection, electrical, HVAC and others. There are about 25 tradespeople working in the building.

An updated schedule is anticipated in April.

The Committee reviewed CO #9 from G&R Construction in the amount of \$135,065.46 for five adds. The change order was reviewed and approved by Mr. Retzky and the BH+A. Mr. Kent made a motion that the Committee approve the change order. Mr. Toolan seconded the motion. The motion was then voted upon and approved unanimously.

The contingency balance less anticipated costs is currently \$198,803.54.

The Committee reviewed Requisition #9 from G & R Construction in the amount of \$733,958.58 for work thru February 2018. This represents approximately 57% completion of the work. 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. Creem seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed an invoice from UTS of Massachusetts in the amount of \$3,415.00 for testing services thru January 2018. The invoice was reviewed and approved by Mr. Retzky. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Voloshin 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 \$34,194.00 for services thru April to November 2017 for Phase I & II. The invoice was reviewed and approved by Mr. Retzky. 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 Bargmann Hendrie & Archetype in the amount of \$9,369.75 for services thru December 2017. 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.

The Committee reviewed an invoice from Bargmann Hendrie & Archetype in the amount of \$54,057.35 for services thru January 2018. The invoice was reviewed and approved by Mr. Retzky. 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.

Handouts: Agenda, Budget update, Photos, Pay App #9 cover page, CO #9, invoices

G. Public Safety Complex & Fire Station #2

The Committee reviewed an invoice from Kaestle Boos Associates in the amount of \$357,000.00 for services thru February 2018. The invoice was reviewed and approved by Mr. Gentile. 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. Kent mentioned that there will be warrants coming up at the May 2018 Annual Town meeting for communications zoning changes for Municipal towers. Changes in the zoning would allow for construction of monopoles and towers for unimpeded communication for emergency services. Three monopoles are being proposed for the project located at the Dunster water tank, Bird's Hill water tank and at the Public Safety Complex on Chestnut Street. A lattice tower is anticipated at the RTS.

H. Adjournment

The meeting was adjourned at 9:50 PM.

The next PPBC meeting will be on Monday, March 26, 2018 at 7:30 PM, at the Needham Public 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.