

PERMANENT PUBLIC BUILDING COMMITTEE
TOWN OF NEEDHAM
MINUTES OF MEETING

Date: May 8, 2018

Time: 7:30 PM

Location: Library

Attendance

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

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

User Representatives: Matt Borelli Selectman, Memorial Park Rep.
Mark Forbes Memorial Park Trustee, Memorial Park Rep.
Matt Toolan Park & Rec. Commissioner
Patty Carey Park & Recreation Director, Rosemary Rep.
Heidi Black School Committee, HS, Hillside/Williams Rep.
Aaron Sicotte NHS Principal, H.S. Expansion Rep.
Susan Neckes School Committee, Hillside/Williams Rep.
Michael Kascak Hillside Principal, Hillside/Williams Rep.

Other Attendees: Mark Meche Winter Street Architects
Dana Weeder Winter Street Architects
Tom Scarlata Bargmann Hendrie & Archetype
Don Walter Dore & Whittier Architects
Bill Roche Daedalus Projects
David Warner Warner Larson, Inc.

Minutes prepared by: Kathryn Copley Administrative Specialist

A. Memorial Park Building

Matt Borelli (Selectman), Mark Forbes (Memorial Park Trustee), Mark Meche and Dana Weeder (Winter Street Architects) attended the meeting.

Mr. Retzky reported that the GC bid opening was today. Five general contractors submitted bids. The bid tabulation was passed out. The three lowest bids were:

G&R Construction, Inc.	\$5,443,000
M. O'Connor Contracting, Inc.	\$5,855,700
Seaver Construction	\$5,879,287

The estimate for construction was \$5,229,236. If the bid from G&R Construction is accepted the contingency will be smaller than anticipated. It is believed that the site is pretty straight forward and no major surprises should be uncovered during construction.

Mr. Kent made a motion that the Committee go forward with G&R Construction the lowest responsible and qualified bidder in the amount of \$5,443,000. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: Bid Tabulation, Cost Estimate

B. Rosemary Recreation Complex

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

Mr. Retzky reported on the progress of the project. A response was received from the National Park Service regarding the Land & Water Conservation Fund (LWCF). They disagreed with the Town's position. Further conversation is anticipated to enable the Health Department to occupy the building. A meeting will be set up in June with the Special Counsel for guidance on the issue.

The concrete footings for the ramps and retaining walls are complete. Masonry work continues on the exterior façade work. Site utility work is ongoing. Eversource has installed the gas service. Eversource Electric has not yet brought power to the new pole.

Site work grading and loaming has begun. The exterior siding is almost complete. The upper parking lot binder paving and curb is installed. The pool deck final grading begins this week. The pool terrace benches are being built. Terrace walls have been added and are being rebuilt where necessary. Pool filter piping and pipe connection work is ongoing. The family pool slide has been erected.

Interior painting is ongoing. The fire protection systems are almost complete. Interior plumbing, HVAC/Mechanical work is ongoing.

There has been no change to the schedule from the last schedule #4R. An update on the schedule is expected next week. A meeting has been arranged for May 18 to give an update to Park & Recreation.

The project management time that has been allocated in FY18 to the project will be reversed. This will add back approximately \$52,000 to the contingency balance.

The Committee reviewed Change Order #12 from G&R Construction in the credit amount of \$3,188.76 for the air vapor barrier credit and two adds. 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 Committee reviewed Requisition #11 from G&R Construction in the amount of \$1,013,195.97 for April 2018 services. The requisition was reviewed and approved by the Architect and Mr. Retzky. 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 two invoices from Bargmann Hendrie & Archetype in the amounts of \$8,469.75 and \$1,500.00 for services thru March 2018. 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.

Handouts: Agenda, CO #12, Invoices, Budget update

C. High School Expansion

Heidi Black (School Committee), Aaron Sicotte (HS Principal), Don Walter (Dore & Whittier), Christian Riordan and Phanna Chung (Consigli) attended the meeting.

Mr. Haff reported on the progress of the project. Photos of the project were reviewed. The underpinning of the existing foundation wall is complete. Installation of the new sewer structure and drain manhole is complete with new plumbing. The electrical conduit was relocated over the April vacation week. The existing chiller has been removed and the slab demolished. The concrete foundation work has started. Foundations are anticipated to be complete by May 19th. Steel delivery is scheduled for May 22nd. Erection is anticipated to be finished by June 2nd. The Contractor is working on Saturdays in an effort to maintain schedule.

Mr. Riordan reported that substantial completion for the addition has been delayed due to unforeseen conditions and is now anticipated to occur on August 31st. A schedule update is being prepared. The gym and interior classroom renovations are on track with the original schedule.

The schedule is extremely tight. It is possible that the occupancy of the school may have to occur in phases. A contingency plan will be needed.

The change request log was reviewed.

The Committee reviewed Requisition #3 from Consigli Construction in the amount of \$945,950.87 for April 2018 services. The requisition was reviewed and approved by the Architect and Mr. Haff. 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 Change Order #3 from Consigli Construction in the amount of \$38,268.62 for two credits and three adds. 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.

The Committee reviewed an invoice from Dore & Whittier Architects in the amount of \$67,448.07 for April 2018 services. The invoice was reviewed and approved by Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Ms. Black seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: Agenda, Requisition, CO, Invoice, Photos, Budget Update, Look Ahead Schedule

D. Sunita L. Williams (Hillside) Elementary School

Susan Neckes (School Committee), Michael Kascak (Hillside Principal), Steve Rocamboli (Hillside School parent), Don Walter (Dore & Whittier) and Bill Roche (Daedalus) attended the meeting.

Mr. Roche reported on the progress of the project. Overall completion of the project is at 17%. The project is still tracking about three weeks ahead of schedule. The sewer manhole was installed on Central Avenue. MEP rough work is ongoing. Building A slab on grade placement is ongoing. The remaining turkey waste hopefully will be removed this week.

No further issues with site vibration have been forthcoming from neighbors. A seismograph to record background vibration has been set up. There will be more compaction on the site. The Contractors insurance company has contacted the neighbor who claims the vibration has caused prior cracks to worsen. A request was received by another neighbor to shield the trash. The Designer is looking into what can be done.

There was an injury on site. An ironworker fell and has not returned to the site due to cracked ribs and fractured cheekbone. He was released from the Hospital after two days. A report from the Contractor is expected. OSHA was out at the site soon after the fall to investigate.

The Committee reviewed CO #3 from Bacon Construction in the amount of \$10,570.00 for two adds and two credits. 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. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed Requisition #7 from Bacon Construction in the amount of \$2,230,933.41 for construction services thru April 2018. The requisition was reviewed and approved by Dore & Whittier and Mr. Haff. 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 Dore & Whittier Architects in the amount of \$97,938.94 for services thru April 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.

The Committee reviewed an invoice from UTS of Massachusetts in the amount of \$4,760.00 for services thru April 6, 2018. The invoice was reviewed and approved by Mr. Roche and 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 Daedalus in the amount of \$19,320.00 for services thru April 2018. 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.

A Budget Revision Request will be submitted to the MSBA to reallocate OPM budget amounts. A request will be made to put the bid savings of \$7M into the owner's contingency. The monthly meeting with the MSBA is scheduled for May 9th.

The playground surface may need to be changed due to changes in the MAAB guidelines. The engineered wood fiber specified may need to be changed to a rubber base. This could mean an increase of up to \$200,000.

It has been determined that any rebates from Utilities will go to the Town General Fund and not into the project funds.

Handouts: Agenda, Photos, Req. #7, CO# 3, Budget Update, Pending CO Log, PFA Update

E. Hillside Knoll Trail & Field Project

Susan Neckes (School Committee), Michael Kascak (Hillside Principal), Steve Rocamboli (Hillside School parent), David Warner (Warner Larson) and Bill Roche (Daedalus) attended the meeting.

Three bids for the project were received on April 19th. The three bids were:

NELM Construction	\$407,800
Bacon Construction	\$612,700
I.W. Harding Construction	\$676,000

Warner Larson has worked on five projects with NELM and have had positive experiences.

The bids were surprisingly higher than the estimate of \$347,000. The existing budget will not cover the higher cost. It is recommended that \$60,000 from the Sunita L. Williams project bid savings funds be allocated to the trail and field project. This would give the project a contingency balance of \$44,000. This would be an appropriate use of the funds from the Sunita L. Williams School. The original appropriated funds will be used before the \$60,000.

Mr. Kent made a motion that the Committee approve the use of \$60,000 from the Sunita L. Williams School for the trails & field project in order to award the contract to NELM Construction. This use had been reviewed with the Towns Finance Director. Mr. Kascak seconded the motion. The motion was then voted upon and approved unanimously.

Mr. Kent made a motion that the Committee award the contract to NELM Construction, the lowest responsible and qualified bidder, in the amount of \$407,800. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

The work will start in June and finish in the fall of 2018.

Handouts: Updated Budget, Bid Tabulation

F. Adjournment

The meeting was adjourned at 9:40 PM.

The next PPBC meeting will be on Monday, May 21, 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.