

PERMANENT PUBLIC BUILDING COMMITTEE
TOWN OF NEEDHAM
MINUTES OF MEETING

Date: July 9, 2018

Time: 7:30 PM

Location: Library

Attendance

PPBC Members: Present: George Kent, Stuart Chandler, Richard Creem, Natasha Espada, Irwin Silverstein

Absent: Roy Schifilliti, Gene Voloshin

PFDC Staff:

Steve Popper (Director of Design and Construction)

Hank Haff (Sr. Project Manager)

Mike Retzky (Project Manager)

User Representatives:

Aaron Sicotte

Susan Neckes

Matt Toolan

Patty Carey

NHS Principal, H.S. Expansion Rep.

School Committee, Hillside/Williams Rep.

Park & Rec. Commissioner

Park & Recreation Director, Rosemary Rep.

Other Attendees:

Don Walter

Gregg McGuirl

Bill Roche

Tom Scarlata

Dore & Whittier Architects

Consigli Construction

Daedalus Projects

Bargmann Hendrie & Archetype

Minutes prepared by: Kathryn Copley

Administrative Specialist

A. Approval of Minutes

The Committee reviewed the minutes from the June 25, 2018 PPBC meeting. Mr. Creem made a motion that the Committee approve the minutes as presented. Ms. Espada seconded the motion. The motion was then voted upon and approved.

B. High School Expansion

Aaron Sicotte (HS Principal), Don Walter (Dore & Whittier) and Greg McGuirl (Consigli) attended the meeting.

Mr. Haff reported on the progress of the project. Structural framing is in place. Moment welding connections are ongoing and should be complete by the end of this week. Steel decking is ongoing.

The foundation walls for the gym storage were placed today. Interior classroom demolition is complete and reframing of metal stud walls is in process. The gym interior demolition is largely complete. Protection floor mats are in place.

The chillers have been set and the chilled water piping is connected, flushed and cleaned. The HVAC equipment will arrive according to schedule.

The new addition is anticipated to be ready for occupancy on Columbus Day. The renovated classrooms are anticipated to be open at the start of school in September. The gym bleachers may not be installed before the start of school and the school will develop an alternate plan if the gym is not available at the start of school. Consigli has another assistant superintendent on site overseeing the interior work.

The School Department may pick up some of the funding for FF&E and Technology. Funds for the flushing of the buildings existing piping as it relates to chiller start-up are being received from the Building Maintenance Department.

The Committee reviewed CO #5 from Consigli Construction in the amount of \$58,306.14 for flushing the chiller. 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. Ms. Espada seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed Requisition #5 from Consigli Construction in the amount of \$945,761.59 for June 2018 services. The requisition was reviewed and approved by the Architect 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 nine invoices from Encore Fire Protection in the amounts of \$234, \$468, \$468, \$351, \$234, \$351, \$234, \$234, and \$234 for June 2018 services. The service is required for shut down and start up as work demands require. The invoices were reviewed and approved by Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Sicotte seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed an invoice from Universal Environmental Consultants in the amount of \$735.00 for hazardous material testing 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.

The Committee reviewed an invoice from Daedalus in the amount of \$6,440.00 for construction supervisory support services thru June 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 for field testing in the amount of \$1,430.00 for services thru June 2018. The invoice was reviewed and approved by Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Sicotte seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: Agenda, Photos, Updated budget, Milestone Schedule, Req. #5, CO #5, Invoices

C. Sunita L. Williams (Hillside) Elementary School

Susan Neckes (School Committee), Don Walter (Dore & Whittier) and Bill Roche (Daedalus) attended the meeting.

Mr. Roche reported on the progress of the project. The overall project is at 26% completion. MEP work is ongoing and progressing. All structural steel is erected. Framing the interiors is ongoing. Stairs #2 & #3 are constructed. The rooftop curbs on Building A are installed. Roofing activities have started. Stone veneer work will start soon.

Invoicing has been below anticipated cash flow projections. This could be a negative signal on progress and will be monitored closely.

A letter went out to the contractor involved with vibration. Bacon Construction sent it to their compacting subcontractor. The seismograph monitoring over three days reported vibrations within normal standards. The demolition of the houses were done by December 2016. One homeowner is claiming the damage was done in 2016 and 2017. The homeowners will be referred to Town Counsel.

The Committee reviewed CO #5 from Bacon Construction in the amount of \$67,721.00 for four adds and three \$0 dollar items that included the removal of turkey waste and plumbing drainage redesign. 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 #9 from Bacon Construction in the amount of \$1,567,460.96 for construction services thru June 2018. The requisition 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 June 2018. 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 UTS of Massachusetts in the amount of \$19,113.76 for services thru May 2018. The invoice was reviewed and approved by Mr. Roche. 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 PSS #1 for UTS of Massachusetts in the amount of \$40,000.00 for additional materials and seismograph (if needed) testing services. The invoice was reviewed and approved by Mr. Haff. Mr. Kent made a motion that the Committee approve the PSS. Ms. Espada seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: Agenda, Photos, Req. #9, CO# 5, Budget Update, Pending CO Log

D. Sunita L. Williams (Hillside) Elementary School - Walking Trail

Susan Neckes (School Committee), Don Walter (Dore & Whittier) and Bill Roche (Daedalus) attended the meeting.

Mr. Haff reported that the General Contractor has mobilized on site and has set up fencing and straw barriers.

The Committee reviewed Requisition #1 from NELM Construction in the amount of \$18,183.00 for construction services thru June 2018. The invoice was reviewed and approved by Warner Larson 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.

E. Sunita L. Williams (Hillside) Elementary School – Solar Array

Susan Neckes (School Committee), Don Walter (Dore & Whittier) and Bill Roche (Daedalus) attended the meeting.

Seven general contractor bids were received on June 28th for the solar array work. The three low bidders were:

Wayne J. Griffin Electric Co.	\$380,000
Ostrow Electric Co.	\$569,600
LeVangie Electric Co.	\$588,000

The estimated cost was \$667,000. The bid documents were reviewed with Wayne J. Griffin Electric's cost estimator to make sure that everything has been included in their bid. They confirmed that everything has been included in their bid. The recommendation therefor is for the Committee is to accept their bid and award the contract to Wayne J. Griffin Electric Co.

Mr. Kent made a motion that the Committee award the solar array contract to Wayne J. Griffin Electric Co. in the amount of \$380,000. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

The array is anticipated to be installed in the spring of 2019. The work will start in March 2018 and end by May 15, 2019. The installation of the panels can be done in one month.

Handouts: Bid Tabulation

F. 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. It has been decided that the Town will go forward with the land conversion process to comply with the Land and Water Conservation Fund ruling.

The concrete flat work is ongoing for the walkways at the ramps and stairs and plaza. The exterior masonry work is ongoing. The roofers are complete. The light pole bases are in. The site utilities are complete. The new chain link fence has been installed. The terrace benches are complete.

Eversource Gas is turned on. RCN and Comcast have installed their cables. Verizon has not yet installed cable into the building. The millwork is being installed and the interior doors hung. Rug and tile installation is ongoing. The fire alarm and sprinkler system installation is complete.

Landscape plantings have been installed. A new guardrail was installed next to the site at the intersection of Rosemary Street and Hillside Avenue. New railings are being installed at ramp and stair sites. The driveway and parking lot sub base is in, as is the curbing.

The generator start-up is scheduled for July 11th.

The lap pool is being filled with water tonight in coordination with the Water Department. The family pool plaster work is ongoing. The pool deck is 75% complete. There has been seepage through cracks in the pool walls during construction which have been sealed with epoxy and a crystalizing compound called Xypex. All of the active flows were stopped before tiling and plastering occurred. A bonding agent was placed over the entire pool surface before the plaster was applied. There is a five year warranty on the pool tanks. The Architect will be writing a letter to G&R Construction to put them on notice that the pool will be emptied at some point during the offseason within the five year warranty period to check the integrity of the pool. G&R Construction and Weston & Sampson Engineers will be responsible if problems occur.

The Committee reviewed Change Order #14 from G&R Construction in the amount of \$70,850.06 for seven adds. 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.

The Committee reviewed Requisition #13 from G&R Construction in the amount of \$965,799.12 for June 2018 services. The invoice was reviewed and approved by the Architect and 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.

The Committee reviewed an invoice from Rist-Frost-Shumway in the amount of \$1,166.00 for May 2018 commissioning services. 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, Requisition #13, CO #14, Invoice, Budget update, Completion schedule

G. Adjournment

The meeting was adjourned at 9:35 PM.

The next PPBC meeting will be on Monday, July 23, 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.