

PERMANENT PUBLIC BUILDING COMMITTEE
TOWN OF NEEDHAM
MINUTES OF MEETING

Date: August 20, 2018

Time: 7:30 PM

Location: Library

Attendance

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

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

User Representatives: Rick Merson DPW Director, Fuel Island Rep.
John Regan Fleet Supervisor, Central Ave Storage Rep.
Dennis Condon Fire Chief, Public Safety Complex/FS2 Rep.
Dan Gutekanst School Superintendent, Emery Grover Rep.

Other Attendees: Mike Richards Weston & Sampson Engineers
Keith Mercy Kaestle Boos Associates
Gregg McGuirl Consigli Construction

Minutes prepared by: Kathryn Copley Administrative Specialist

A. Fuel Island Relocation

Rick Merson (DPW) and Mike Richards (Weston & Sampson) attended the meeting.

Mr. Gentile reported that the generator installation is 99% complete. The generator is in, the power line is connected and the fuel line is in. A technician needs to come and start it up. There was an electrical power surge, presumably from a reported power surge that affected other sites, which blew out the circuit breaker. A new power surge protector will be installed.

The vent pipe needs to be stabilized. MECO will be asked to do this. The project can be closed out after the generator installation is complete.

The Committee reviewed an invoice from Weston & Sampson in the amount of \$1,253.27 for services thru June 2018. 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, Photos, Invoice, Budget update

B. Central Ave DPW Storage

Rick Merson, John Regan (DPW) and Mike Richards (Weston & Sampson) attended the meeting.

Mr. Gentile reported on the progress of the project. On August 16th the updated layout of the building and the tower pad was seen by the Planning Board as part of the Communications Zoning change review. They commented that the building and tower appears close to Central Avenue. A rendering was shown that did not show all the trees that will be shielding the building from the street and will be revised. As few trees will be taken down as possible. The tower location is behind the storage building and 300 feet away from the street. The building is 129 feet away. The building is 195 away from the nearest abutter. The building and tower were moved 34 feet closer to the street from the previous site plan in order to reduce site preparation costs. It is anticipated that quite a bit of ledge will need to be removed. There is limited room on the site to move the building further away from Central Avenue. Much of the site is unusable. The required building setback from the street is 25 feet. The fall zone requirement is 200 feet.

There is a neighborhood meeting scheduled for August 28th to review the updated Communication System Plan. A neighborhood meeting to discuss the Storage Building is scheduled to take place September 17th.

It was determined that putting the tower further into the site abutting the RTS Solar Array would cost in the vicinity of \$600,000 more than putting it next to the storage building primarily due to extending the electrical needs and remote constructability afforded by this location.

Work on consolidating the lots under one title is ongoing. Chris Heep is involved in the permitting process.

Construction is anticipated to start in January 2019.

The Committee reviewed an invoice from Weston & Sampson in the amount of \$62,050.00 for services thru June 2018. 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.

The Committee reviewed an invoice from Weston & Sampson in the amount of \$53,550.00 for services thru July 2018. The invoice was reviewed and approved by Mr. Gentile. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Merson seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: Agenda, Photos, Invoices, Site drawings, Renderings

C. Public Safety Complex & Fire Station #2

Dennis Condon (Fire Chief), Keith Mercy (KBA) and Greg McGuirl (Consigli) attended the meeting.

Mr. Gentile reported on the progress of the project. The prequalification of the filed sub-bidders has been finished. About six of the sub-bidders are being disqualified. D.M. Berg Consultants have been retained the structural peer review services in the amount of \$8,000.

Cost estimates were received from Consigli and KBA on August 17th. The raw numbers are higher than anticipated. A reconciliation process will be gone through and agreement on the scope between the two estimators. The estimates will be discussed with the Town Manager next Tuesday.

The numbers are being reviewed to understand the cause of the increase. Construction costs have gone up approximately \$3 million largely due to conservatism on the part of the estimators due to current market conditions and concern about tariffs.

It would be desirable to keep the override amount under \$70 million, but a 10% owner's contingency and inclusion for other related costs that have changed since the original Design Development estimate was prepared is needed. A value engineering process will be done to identify those items that may be possible to be removed from the scope.

Discussions regarding locating a tower at the Norfolk County jail are moving forward. A meeting was held with the Department of Transportation at the Norfolk County Jail. After the paperwork has been completed it is hoped that placing a tower at that site can move forward.

The propagation studies from Motorola look good. A daytime drone study was done last Friday to look at line of site to various locations. A night-time study will be done next week.

It is anticipated that approval will be granted to put a tower at the Central Ave Storage Building site. The location on the Cabot Tower would be approximately 320 feet high with placement of a microwave and whip. There will be public hearing on August 28th to update the community on the Communication System for the project.

The prequalification of the filed sub-bidders has been completed. Mr. Kent made a motion that the Committee accept the results from the Pre-qualification review sub-committee. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

The filed sub bid documents are anticipated to be available on October 3rd and bids due October 31st. The override ballot vote will occur on November 6th. If successful the contract is expected to be awarded in December.

The Committee reviewed two invoices from Kaestle Boos Associates in the amounts of \$1,424.56 and \$272,000.00 for services thru July 2018. The invoices were reviewed and approved by Mr. Gentile. Mr. Kent made a motion that the Committee approve the invoices 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 \$1,368.00 for commissioning services thru July 2018. The invoice was reviewed and approved by Mr. Gentile. Mr. Kent made a motion that the Committee approve the invoices for payment. Ms. Espada seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed an invoice from Daedalus Projects in the amount of \$3,800.00 for project management services thru July 2018. The invoice was reviewed and approved by Mr. Gentile. Mr. Kent made a motion that the Committee approve the invoices for payment. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: Agenda, Invoices, Budget update, Prequalified FSB list

D. Emery Grover Building

Dan Gutekanst (School Superintendent) attended the meeting.

Mr. Popper reviewed the draft of the article that will be submitted for inclusion in the October 2018 Special Town Meeting. The article is for a Feasibility Study. The previous study was done in 2013. The Community Preservation Committee put forth an article at the May 2018 Annual Town Meeting but it was referred back as it was determined that funding a study that would evaluate razing of the building which is on the National Historical Register with Community Preservation Act funds was not appropriate.

The new study would explore whether a functional school administration building can be either renovated or built on the site. It would determine the constraints within the Historical Building designation on what could be done with the existing building. Programing would be confirmed. If preservation/renovation will not adequately meet the programmatic needs other options will be explored. The new study would touch on use of the Hillside School as an interim space if the Emery Grover building was renovated.

Possible options would be renovation with a new addition (similar to the Town Hall), complete demolition and new construction or preservation of one or more facades with new construction.

It may be necessary to engage a contractor with related experience on working with historical buildings to determine the feasibility of using one or more of the historic facades combined with new construction and what those costs might be. An investigation into hazardous materials will also be needed as well as parking needs.

The previous studies would be available to the selected designer for review. It was determined that a reasonable fee for the feasibility study would be \$100,000.

Mr. Kent made a motion that the Committee approve a fee of \$100,000 be included in the STM warrant for the Emery Grover Feasibility Study. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

After further discussion Mr. Kent made a motion to amend the previous motion and increase the fee to \$110,000. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

The proposed funding for the renovation/construction would be 50% from the CPA and 50% from the Town. Kate Fitzpatrick is working on funding options. The scope will be developed for the warrant article for the October 2018 STM.

Handouts: Draft of Warrant Article, email

E. Adjournment

The meeting was adjourned at 9:40 PM.

The next PPBC meeting will be on Tuesday, September 4, 2018 at 7:30 PM, at the Needham Town Hall Great Plain 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.