

PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: December 17, 2018	Time: 7:30 PM	Location: Library
Attendance		
PPBC Members:	Present: George Kent, Stuart Chandler, Richard Creem, Natasha Espada, Roy Schifilliti, Irwin Silverstein Absent: Gene Voloshin	
BDCD Staff:	Steve Popper (Director of Design and Construction) Hank Haff (Sr. Project Manager) Ken Sargent (Sr. Project Manager) Mike Retzky (Project Manager)	
User Representatives:	Patty Carey Susan Neckes Michael Kascak Matt Spengler Greg Bayse Dennis Condon	Park & Recreation Director, Rosemary Rep. School Committee, Hillside/Williams Rep. Hillside Principal, Hillside/Williams Rep. School Committee, Mitchell Rep. Mitchell School Principal, Mitchell Rep. Fire Chief, Public Safety Complex/FS2 Rep.
Other Attendees:	Tom Scarlata Don Walter Michele Rogers Bill Roche Christian Riordan Greg McGuirl	Bargmann Hendrie & Archetype Dore & Whittier Architects Dore & Whittier Architects Daedalus Projects Consigli Construction Consigli Construction
Minutes prepared by:	Kathryn Copley	Administrative Specialist

A. Approval of Minutes

The Committee reviewed the minutes from the November 26, 2018 PPBC meeting. Mr. Chandler 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. Rosemary Recreation Complex

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

Mr. Retzky reported on the progress of the project. The Temporary Certificate of Occupancy was renewed through May 2019. The final site work will be finished in the spring. Money is being held back for this work.

The reimbursement from the mechanical engineers, VAV International, insurance carrier is still expected in the amount of \$46,325.49 for the relocation of the sewer ejector pump sewer

discharge pipe. They are not responding to calls. BH&A has written to the insurance carrier. Mr. Retzky will be meeting with Town Counsel to inform him of the situation.

The filter room issues (potential concerns of the (puck) chlorine being stored in the area with exposed metal surfaces) are being addressed.

The Committee reviewed two invoices from Connectivity Point in the amounts of \$149.25 and \$794.50 for a service call and installation of an outdoor emergency 911 phone at the guard control area office. The invoices were reviewed and approved by Mr. Retzky. Mr. Kent made a motion that the Committee approve the invoices for payment. Mr. Chandler 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 \$2,950.00 for November 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. Creem seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed Change Order #16 from G&R Construction in the amount of \$79,874.59 for six adds. 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 Requisition #18 from G&R Construction in the amount of \$91,656.01 for November 2018 services. The remaining balance on the contract is \$124,819.12. 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. Ms. Carey seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed an invoice from Red Thread in the amount of \$487.50 for the remaining balance on FF&E. The invoice was reviewed and approved by Mr. Retzky. 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 Valley Communications in the amount of \$1,197.24 for reinstallation of AV equipment. The invoice was reviewed and approved by Mr. Retzky. 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.

Handouts: Agenda, Budget Update, CO #18, Req. #18, invoices

C. Sunita L. Williams (Hillside) Elementary School

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

Mr. Roche reported on the progress of the project. The overall project is at 58% completion. Progress is good. There is temporary heating in the building and the project is moving towards interior finishes. The curtain wall contractor seems to be struggling with the

installation. The materials have been arriving intermittently in small quantities. The Contractor has provided a temporary enclosure while glazing is being completed. Ceramic tile and painting have started. Permanent power is anticipated in January/February.

There was a meeting between the Town, the Contractor, the Insurance agents and the abutters claiming damage. At this time no formal claims have been presented. The vibratory testing indicated that the activity would not normally cause cracking. There is no basis of knowing why houses developed the cracks that were reported. Pre-construction photo evidence was not required as no blasting was being done. The Contractor is responsible for the site during construction and any problems associated with construction. Abutters will need to file formal claims to the Contractors insurance carrier.

The GC will continue to use smaller compaction machines to minimize vibrations in the future at an additional cost to the Town.

The 50% DCAM contractor evaluation was done on the GC and FSB. The Lockheed score will be reviewed again.

The Committee reviewed CO #10 from Bacon Construction in the amount of \$92,447.00 for seven 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. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed Requisition #14 from Bacon Construction in the amount of \$2,042,300.56 for construction services thru November 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 Dore & Whittier Architects in the amount of \$74,700.26 for services thru November 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 Daedalus in the amount of \$19,320.00 for services thru November 2018. The invoice was reviewed and approved by Mr. Haff. 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 UTS of Massachusetts in the amount of \$5,947.50 for services thru October 2018. The invoice was reviewed and approved by Mr. Roche. 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, Photos, Req. #14, CO# 10, Budget Update, Pending CO Log, 50% Evaluations, Cash flow chart

D. Hillside Knoll Trail & Field

Susan Neckes (School Committee), Michael Kascak (Principal) and Bill Roche (Daedalus) attended the meeting.

The Committee reviewed Requisition #3 from NELM Corp. in the amount of \$25,214.43 for services thru December 11, 2018. The requisition 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.

Handouts: None

E. Mitchell Modular Classrooms

Matt Spengler (School Committee), Greg Bayse (Principal), Don Walter and Michele Rogers (Dore & Whittier) attended the meeting.

Mr. Haff reported that one proposal was received from Triumph Modular on December 13th. The price came in \$628,000 over the estimated cost. It was learned that ModSpace/William Scotsman would not have been eligible to submit a proposal as they had let their DCAMM Certification lapse. Two other companies indicated they did not have the resources or expertise in this type of modular structure.

If the project was put out for proposals again there is no guarantee that there would be responses from additional companies nor that the cost of the project would be lowered. A re-bid would cause a one year delay. Tariffs, labor and material costs have accelerated cost escalation during the past 3 months. The many natural disasters may have increased demand for modular buildings and escalated costs.

Possible savings in the clarification of the bid were discussed but only \$50,000 to \$100,000 seemed reasonable.

If the Town is to proceed with the current bid it will be necessary to request additional funds in a Special Town Meeting held in late January. This would allow the project award by February 1st and maintain the scheduled opening by September 2019.

Four options forward were reviewed. Option A asks Triumph to hold the bid until February 1 while additional funds are requested at a Special Town Meeting in January. Option B would be to modify the bid documents, which would result in a one year delay. Option C would be to redesign the building as a stick building, which would result in a one year delay. Option D would be to redesign the project for an alternate location in the playing field and allow refurbished modular buildings, which would also result in a one year delay and require full re-permitting of the project.

Having the Mitchell School go forward with full day kindergarten without the two additional classrooms would be operationally difficult, and negatively impact the educational program.

Mr. Silverstein made a motion recommending that the Committee go to Special Town Meeting to request more funds for the project. Mr. Chandler 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 \$50,432.11 for services thru November 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, Budget update, Estimated project budget

F. Public Safety Complex & Fire Station #2

Dennis Condon (Fire Chief), Michael McKeon (KBA), Christian Riordan and Greg McGuirl (Consigli) attended the meeting.

Mr. Sargent reported on the progress of the project. The Filed Sub Bids were received on December 6, 2018. The total for the FSB were over budget. The categories that were notably high were HVAC, Plumbing and Tile. The GMP target number in the Towns estimate is \$54,290,000.

Mr. Kent made a motion to give Mr. Popper and Mr. Sargent the authority to move forward with negotiating the contract not to exceed the budgeted amount of \$54,290,000. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

The Building Construction Phase is anticipated to start the third or fourth week in January 2019 with the demolition of the Kerivan Lane Building and 43 Lincoln Street.

Chris Heep has drafted a MOU with the DOT. He has also sent a letter to the Dedham Building Commissioner. It is hoped that the project can go thru the ZBA to get a special permit for a tower that is higher than the 85 foot identified by the Towns zoning. The archeological survey result required by NEPA is underway. The application including the survey will be sent to the various native groups for review and comment.

The proposals for the temporary living quarters and the apparatus bays are due on December 21, 2018.

The Committee reviewed PSS #14 from Kaestle Boos Associates in the amount of \$1,193,000.00 for Construction Administration services and FF&E Design services. The PSS was reviewed and approved by Mr. Sargent. Mr. Kent made a motion that the Committee approve the PSS. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed PSS #15 from Kaestle Boos Associates in the amount of \$5,390.00 for Hazardous Materials Testing services. The PSS was reviewed and approved by Mr. Sargent. Mr. Kent made a motion that the Committee approve the PSS. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed two invoices from Rist-Frost-Shumway in the amounts of \$760.00 and \$1,798.00 for commissioning services thru November 2018. The invoices were reviewed and approved by Mr. Sargent. Mr. Kent made a motion that the Committee approve the invoices for payment. Mr. Condon seconded the motion. The motion was then voted upon and approved unanimously.

Carlisle Engineering Co. withdrew their bid due to a mathematical error. They were the low bidder in the Fire Suppression FSB category. They are requesting their bid bond be returned. Mr. Kent made a motion to return the bid bond to Carlisle Engineering and accept the second lowest bidder. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: Agenda, Invoices, PSS's, FSB tabulations, Draft GMP, Carlisle Engineering Co. letter

G. Central Ave DPW Storage Buildings

Mr. Gentile reported the FSB bids were received on December 13, 2018 and the GC bid due date was moved to January 10, 2019. Because of this change the PPBC meeting that was scheduled for January 7 will be moved to January 14 in order to discuss the results.

H. Memorial Park Building

The Committee reviewed two invoices from Winter Street Architects in the amounts of \$4,800.00 for October and \$5,700.00 for November 2018 services. The invoices were reviewed and approved by Mr. Retzky. Mr. Kent made a motion that the Committee approve the invoices for payment. Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed an invoice from Eversource Electric in the amount of \$5,876.00 for electrical service design. The invoices were reviewed and approved by Mr. Retzky. Mr. Kent made a motion that the Committee approve the invoices for payment. Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: None

I. High School Expansion

The Committee reviewed an invoice from Dore & Whittier Architects in the amount of \$28,040.93 for services thru November 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 Whalley Computer in the amount of \$2,738.00 for Un-interruptible Power supply units within the Tech budget. The invoice was reviewed and approved by Mr. Haff. 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 Rist-Frost-Shumway in the amount of \$3,860.00 for November 2018 commissioning 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: None

J. Adjournment

The meeting was adjourned at 9:56 PM.

The next PPBC meeting is scheduled for Monday, January 14, 2019 at 7:30 PM, at the PSAB Charles River 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.