

PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: March 23, 2020	REVISED	Time: 7:30 PM	Location: Zoom Cloud
Attendance			
PPBC Members:	Present: Stuart Chandler, Richard Creem, Natasha Espada, George Kent, Roy Schifilliti, Irwin Silverstein, Gene Voloshin Absent:		
BDCD Staff:	Steve Popper (Director of Design and Construction) Hank Haff (Sr. Project Manager) Mike Retzky (Project Manager) Steve Gentile (Project Manager)		
User Representatives:	Susan Neckes Matt Spengler	School Committee, School Master Plan Rep. School Committee, Emery Grover Study Rep.	
Other Attendees:	Dan Gutekanst Michael Greis Andrea Longo Carter Aidan Michelow Don Walter Michele Rogers Jason Boone Joel Bargmann Reese Schroeder	School Superintendent School Committee School Committee School Committee Student Rep. Dore & Whittier Architects, Inc. Dore & Whittier Architects, Inc. Dore & Whittier Architects, Inc. Bargmann Hendrie & Archetype Bargmann Hendrie & Archetype	
Minutes prepared by:		Kathryn Copley	Administrative Specialist

This meeting was posted on the Town web site on March 16, 2020 as a:

Virtual Meeting on Zoom Cloud Meetings

Meeting ID # 662 654 1878

with the following instructions:

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A. Approval of Minutes

The Committee reviewed the minutes from the March 9, 2020 PPBC meeting. Mr. Creem made a motion that the Committee approve the minutes as presented. Mr. Voloshin seconded the motion. The motion was then voted upon and approved unanimously 7 yeas - 0 nays – 0 abstain.

B. School Master Plan Study

Susan Neckes, Michael Greis, Andrea Longo Carter, Matt Spengler (School Committee), Dan Gutekanst (School Superintendent), Don Walter, Michele Rogers, Jason Boone (D&W) and Hank Haff (BDCD) attended the meeting.

Dore & Whittier reported on the progress of the study. The existing conditions of the elementary schools, High Rock 6th Grade Center and Pollard Middle School were reviewed. The schools with the most issues were the Pollard Middle School, the Mitchell Elementary School and the Hillside School with conditions ranging from good to poor. The High Rock School is overcrowded and deficient in number of classrooms for program needs. Both the Broadmeadow and Eliot schools are in need of work on the mechanical systems due to age. A document outlining the mechanical condition of the Broadmeadow and Eliot schools has been sent to the Committee.

The current capacity of the elementary schools and proposed future enrollment figures were reviewed. The enrollment trajectory may slightly decline over the next fifteen years. There are capacity issues at the Eliot and Mitchell schools. Mitchell School spaces do not adequately serve the population, particularly the SPED spaces, cafeteria, gym and library and the majority of the classrooms are undersized. Redistricting may be a viable solution for the elementary school capacity issues.

The middle school capacity challenges were reviewed. There are capacity issues at the High Rock 6th Grade Center. High Rock School does not have enough room for the number of students and program needs they currently have. Changes in the Pollard schedule may help alleviate capacity issues there. The Pollard modular classrooms are reaching the end of their useful life at 20 years. Pollards science classrooms are functionally in need of upgrading.

Several Master Plan Scenarios of school configurations and the impact on other schools are being explored. These are: keep everything the same, discontinue High Rock, High Rock as an elementary school, two grade 6 to 8 middle schools, one grade 5 to 8 middle school, two grade 5 to 8 middle schools, and a super school with K thru 8 on one site.

The test fits for some of the master plan scenarios were reviewed. All test fits have advantages and disadvantages. Four scenarios work the best and are worthy of further detailed study. These include:

- Status Quo (leaving all students where they are with a rebuilt Mitchell, addition to High Rock and Add/Reno of Pollard),
- Discontinue High Rock (5ES & one 6-8 MS), High Rock repurposed, Pollard Add/Reno for a grade 6 to 8 middle schools. Rebuild Mitchell as a 5 classrooms /grade level K-5 ES.

- High Rock becomes an ES (6ES & One 6-8MS) Mitchell rebuilt as a 3-classrooms /grade level ES, High Rock repurposed as a 3 classrooms /grade ES, Pollard Add/Reno as a 6-8 MS.
- Two 5-8 Middle Schools (5ES & 2MS) – Newman and Pollard reconfigured for 5-8 Middle School, High Rock repurposed as K-4 ES, Mitchell rebuilt as 3 section K-4 ES, Other Elementary schools become K-4.

All four scenarios would require a new school at Mitchell with either 3 or 5 sections. All scenarios would have Pollard being renovated with an addition or a new school for either 6th thru 8th grades or 7th and 8th grades. Depending on the scenarios chosen High Rock would either remain as a 6th grade center with an addition or repurposed. Newman school would be turned back into a middle school with the grade 5-8 scenario.

The question was raised on whether the modular buildings at Mitchell would be able to be reused. It was stated that although the modular buildings are designed to be moved and reused, the cost of disassembling them and moving them would be very expensive.

This presentation will be given to the School Committee for their input.

The next step will be to develop capital improvement reports, refine the four options and produce cost estimates.

Mr. Chandler made a motion that the Committee approve the following invoice for payment:

Dore & Whittier Architects	Master Plan Services 2/20	\$ 35,302.00
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Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously 7 yeas - 0 nays – 0 abstain.

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C. Emery Grover Building Study

Matt Spengler, Michael Greis, Andrea Longo Carter, Susan Neckes (School Committee), Joel Bargmann, Reese Schroeder (BH+A) and Hank Haff (BDCD) attended the meeting.

Mr. Bargmann and Mr. Schroeder reviewed Option 1 and Option 3 with the Committee. These were two options that the Select Board felt should be investigated further. Both options focus on the existing Emery Grover Building site. Option 1 consists of demolishing the Emery Grover building and erecting a new building and Option 3 consists of renovating Emery Grover building and adding a new addition in the rear. Both options should allow for a full program including a conference room for 100 persons and a centralized school IT Department. Program configurations for both options were reviewed.

Both options would require a zoning By-Law change for allowable Floor Area Ratio (F.A.R.) in excess of the 0.5 FAR in the Apartment – 1 (A-1) District. Waivers would be needed for parking as neither option is able to provide the adequate number of parking spaces. Waivers would also be required in Option #3 for existing non-conforming height, number of stories, and distance of remote parking. Currently there are fifty-three spaces on site. To meet the Zoning By-Laws approximately 100 spaces are needed. Twenty-two parking spaces may be available with new construction at the Stephen Palmer Building site facing Pickering St.

Trying to marry the existing building with an addition for Option 3 is difficult. The floor heights of the existing building and the new addition would meet at the second and third floors. The former auditorium would be made into the conference room. The next step is to review these zoning issues with the Planning Board before proceeding into the cost estimates.

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D. Central Ave Storage/Jack Cogswell Building

Mr. Chandler made a motion that the Committee approve the following invoice for payment:

Town of Needham.	Police Detail	\$296.00
Town of Needham.	Police Detail	\$328.00

Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously 7 yeas - 0 nays – 0 abstain.

E. Mitchell Modular Classrooms

Mr. Chandler made a motion that the Committee approve the following invoice for payment:

Triumph Modular Inc.	February 2020	\$4,000.00
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Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously 7 yeas - 0 nays – 0 abstain.

F. Memorial Park Field House

Mr. Chandler made a motion that the Committee approve the following invoice for payment:

Rist Frost & Shumway	Commissioning Services 2/20	\$330.00
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Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously 7 yeas - 0 nays – 0 abstain.

G. Public Safety Complex & Fire Station 2

Mr. Chandler made a motion that the Committee approve the following invoices for payment:

Westwood Police	Police Detail	\$429.52
Rist Frost & Shumway	Commissioning Services 2/20	\$365.00

Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously 7 yeas - 0 nays – 0 abstain.

H. High School Expansion

Mr. Chandler made a motion that the Committee approve the following invoice for payment:

Rist Frost & Shumway	Commissioning Services 2/20	\$2,187.00
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Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously 7 yeas - 0 nays – 0 abstain.

I. Adjournment

The meeting was adjourned at 9:30 PM.

The next PPBC meeting is scheduled for Monday, April 13, 2020 at 7:30 PM, venue or method to be determined.

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.