

PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: June 22, 2020

Time: 7:00 PM

Location: Zoom Cloud Meeting

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)
Steve Gentile (Project Manager)

User Representatives: Susan Neckes School Committee, School Master Plan Rep.
Anne Gulati School Finance Director/School Master Plan & Emery Grover Study Rep.

Other Attendees: Dan Gutekanst School Superintendent
Andrea Longo Carter School Committee
Reese Schroeder Bargmann Hendrie & Archetype
Don Walter Dore & Whittier Architects, Inc.
Michele Rogers Dore & Whittier Architects, Inc.
Jason Boone Dore & Whittier Architects, Inc.
Roger MacDonald IT Director

Minutes prepared by: Kathryn Copley Administrative Specialist

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

Virtual Meeting on Zoom Cloud Meetings

Meeting ID # 88414728107

<https://us02web.zoom.us/j/88414728107>

with the following instructions:

To view and participate in this virtual meeting on your computer, at the above date and time, go to [www.zoom.us](https://us02web.zoom.us/j/88414728107), click “Join a Meeting” and enter the Meeting ID: 884-1472-8107 Or join the meeting at link: <https://us02web.zoom.us/j/88414728107>

A. Approval of Minutes

The Committee reviewed the minutes from the June 9, 2020 PPBC meeting. Mr. Creem made a motion that the Committee approve the minutes as presented. Mr. Kent seconded the motion. The motion was then voted upon and approved 6 yeas - 0 nays – 0 abstain.

B. Emery Grover Building Study

Anne Gulati (School Finance Director), Dan Gutekanst (School Superintendent), Reese Schroeder (BH+A) and Hank Haff (BDCD) attended the meeting.

A copy of the study was emailed to the Committee earlier last week for comment. If there are any more comments from the Committee, they will forward them to Mr. Haff. A Forward from the Committee has been included in the final report which will be issued with a June 2020 date. The report is to be used by the School Committee and School Superintendent for developing the next steps.

The report should be reviewed by the Community Preservation Committee and the Historical Commission for action regarding next steps. Draft language for the Zoning by Law changes should be worked on with input from the Planning Board. A Non -Binding Referendum at the 2020 Fall Special Town Meeting was suggested during a Chairs meeting to move the project along. This was deemed an effective way to judge TM support in advance of the formal approvals for the Needham Town Hall project.

The Committee and BD&CD will support discussions that take place on the report as the School Department and School Committee take the lead moving the project forward.

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

Bargmann Hendrie + Archetype	May Services	\$ 7,000.00
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Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously 8 yeas - 0 nays – 0 abstain.

C. School Master Plan Study

Susan Neckes (School Committee), Anne Gulati (School Finance Director), Dan Gutekanst (School Superintendent), Don Walter, Michele Rogers, Jason Boone (D&W) and Hank Haff (BDCD) attended the meeting.

Dore & Whittier reviewed the preliminary cost estimates, timing and sequencing of the four scenarios out of the seven investigated, that work the best and were worthy of further detailed study and cost estimation.

These scenarios are:

- Status Quo (leaving all students where they are with a rebuilt Mitchell, an addition to High Rock and Add/Reno of Pollard) – The timeline would be from February 2021 thru September 2032 (139 months) and is estimated at a total current day cost of \$234M (\$310M when escalated thru 2032).
- 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. – The timeline would be from February 2022 thru June 2025 (70 months) and is estimated at a total current day cost of \$ 236M (\$287M when escalated thru 2025).

- High Rock becomes an Elementary School (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. – The timeline would be from February 2022 thru June 2025 (70 months) and is estimated at a total current day cost of \$208M (\$252M when escalated thru 2025).
- 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. – The timeline would be from February 2021 thru September 2031 (151 months) and is estimated at a total current day cost of \$278M (\$362M when escalated thru 2031).

All four scenarios would require a new school at Mitchell with either 3 or 5 sections per grade level. All scenarios would involve a Pollard renovation with an addition, or a new school for either 7th and 8th grades, 6th thru 8th grades or one of two 5th thru 8th grade schools. Depending on the scenarios chosen High Rock would either remain as a 6th grade center with an addition (10 additional classrooms) or repurposed as a 3-section elementary school. Newman school would be turned back into a middle school with an addition in the grade 5-8 scenario.

Realignment for all elementary school district boundaries will need to be investigated. The benefits of combining sixth thru eighth grades will need to be reviewed by the School Committee. The Mitchell Elementary School and Pollard Middle School projects might be eligible for MSBA funding. The school department will continue with their annual school enrollment studies. Committee members have noticed a huge spike in demand for schooling as younger families move into town due to the single-family teardowns and new condominiums during the past decade.

These projects will be discussed with the School Committee at their 7/14/20 meeting. The draft report will be complete in July with a final report anticipated in August 2020.

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D. Public Safety Complex & Fire Station 2

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

IntraSystems	Data Servers & Switches	\$ 11,925.00
Town of Dover	Police Details 4/24/20	\$ 400.00
Town of Needham	Police Details 3/11,12,13/2020	\$ 984.00
Town of Needham	Police Details 4/21,22,23/2020	\$ 1,023.50

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

E. High School Expansion

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

Walker Specialties Inc.	Window Shades	\$ 3,517.00
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Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously 7 yeas – 0 nays – 0 abstain.

F. Chairs Update

There has been an increase in the scope and amount of unsuitable soils found at the Fire Station 2 site. The contaminated soil ran deeper than originally thought. An LSP has been brought in to evaluate the soil. Increased costs to remove the soil are anticipated.

There is an issue with a portion of the fencing along the east edge Lincoln Street parking lot and the drive access way off Lincoln Street. The grade change is greater than anticipated and will require a short retaining wall. This section is being field adjusted following review with the Town Engineer.

G. Adjournment

The meeting was adjourned at 9:00 PM.

The next PPBC meeting is scheduled for Monday, July 13, 2020 at 7:00 PM, as a Virtual Meeting on Zoom Cloud Meetings.

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.