PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: July 27, 2020	Time: 7:00 PM	Location: Zoom Cloud Meeting

Attendance

PPBC Members:	Present: Stuart Chandler, Richard Creem, George Kent, Irwin Silverstein, Gene Voloshin Absent: Natasha Espada, Roy Schifilliti	
BDCD Staff:	Steve Popper (Director of Design and Construction) Hank Haff (Sr. Project Manager) Ken Sargent (Sr. Project Manager) Mike Retzky (Project Manager) Steve Gentile (Project Manager)	
User Representatives:	Dennis Condon	Fire Chief, Public Safety Complex/FS2 Rep.
	John Schlittler	Police Chief, Public Safety Complex/FS2 Rep.
	Rick Merson	DPW Director, Central Ave Storage Rep.
Other Attendees:	Michael Greis	Green Needham
	Matt Tocchio	IT Network Manager
Minutes prepared by:	Kathryn Copley	Administrative Specialist

This meeting was posted on the Town web site on July 22, 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, 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 July 13, 2020 PPBC meeting. Mr. Kent made a motion that the Committee approve the minutes as presented. Mr. Silverstein seconded the motion. The motion was then voted upon and approved 5 yeas - 0 nays – 0 abstain.

B. Public Safety Complex & Fire Station 2

John Schlittler (Police Chief), Dennis Condon (Fire Chief), Ken Sargent and Mike Retzky (BDCD) attended the meeting remotely.

Mr. Sargent reported that the Fire Department 1 move to the new building is scheduled for August 17th. The Police Department is scheduled to move to their temporary space at Hillside School on August 5th.

Soil removal continues at the Fire Station 2 site. Slide boxes are being used. It is anticipated that the tainted soil will be removed within the next two weeks. Ground water monitoring wells will be installed mid-August. There will be three water monitoring wells. There is very little water being pumped to the FRAC tank and it has not been tested yet but appears clear.

Mr. Chandler noted that the original cost estimate for the project was in the $73M range. The Select Board and Finance Committee believed the residents would have difficulty on a budget vote for an override that exceeded $70M and asked that the budget estimate be reduced. With tightening of allowances and value engineering this was accomplished with reservations from the Committee and Consigli Construction. The owner's contingency budget was reduced by $1.5M and the escalation, design and pricing amounts by roughly $500,000 each. Value engineering reduced the budget by an additional $1.4M.

The project has experienced several extraordinary expenses with the Covid-19 pandemic and the contaminated soils found on the sites. Design omissions have contributed to a large number of change orders and there have been significant owner directed project change orders. The anticipated contingency balance is $56,234 after being reduced by other anticipated costs related to Covid-19 and contaminated soils. The low contingency balance is extremely concerning.

The Covid-19 related costs were increased to the end of the project. Contaminated soils may be found when the current HQ Station is demolished, and this risk should be mitigated by exploratory measures where oil tanks were previously removed. Monthly change order amounts going forward are estimated to be $75,000 to $85,000 thru the end of the project (18 months), for a total of up to $1.5M. Additional funds will have to be requested. At a Chairs meeting a preliminary amount of $950,000 was proposed although the amount to cover the Covid-19 expenses and soil contamination will need to be reviewed.

Information for a warrant article for a fall special town meeting would be needed by September 1st. Finishing both stations appears to be desired. A request was made at the Chairs meeting for change order and budget information. The change order amounts will be identified as design changes, scope changes, and differing conditions; as well as the Covid-19 costs, and contaminated soil expenses including schedule delays. By the end of next week there should be a better understanding of the contaminated soil costs at Fire Station 2.

A suggestion was made by Mr. Silverstein to do geo-probe testing at the site to detect contaminated soils. This method pounds a tube into the ground and pulls soil up for testing. Mr. Sargent will confer with Terra Environmental, the environmental testing agent.

Mr. Kent inquired why the remaining budget had not been previously identified as a concern. Mr. Popper responded that the consequences of Covid-19 and the found conditions at Fire Station 2, as well as the delays earlier at the temporary site had not been fully accounted for.

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

IntraSystems	Data Servers & Switches	$1,350.00
Milton CAT	July 2020 Generator Rental	$2,612.50

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

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

Town of Needham	July 8 & 9, 2020 Police Details	$ 556.25
Town of Needham	July 15 & 16, 2020 Police Details	$ 590.00

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

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

Grainger	Undercarriage Washer	$1,949.69
Grainger	Undercarriage Washers	$3,899.38

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

Documents: Updated budget and anticipated cost log

C. Solar Photo Voltaic

Michael Greis (Green Needham), Rick Merson (DPW Director), Steve Gentile (BDCD) attended the meeting remotely.

Mr. Gentile reported that Weston and Sampson has completed the design and prepared bid documents for solar voltaic array at the Jack Cogswell Building. The next step would be submitting the Eversource application to evaluate compatibility to incorporate into the grid, pending approval. The application fee amount is $648.00 (144 kW x $4.50/kW). Submitting the application now will secure the most advantageous rates if the project moves forward. It will take Eversource about three months to reviews the application.

The delay of the RTS consolidation into a single parcel in the Land Court has an impact on the schedule to get the DOER waiver. The Eversource incentives diminish over time.

There have been reservations from the Finance Committee with proceeding with solar voltaic at this time amid financial concerns.

The Committee had no objection to going forward with the Eversource application. It is not a commitment and will be necessary if the project goes forward.

Solar voltaic panel placement at other Town properties was looked at. Solar car ports were examined at the High School and at Newman School. Putting solar voltaic panels on the roofs of the Town's ageing buildings was determined not the best way to go. The High School is the largest user of electricity in Town. The Charles River Water Treatment Plant is the second and the Newman School is the third highest user.

It was felt that proposing solar voltaic panels was beyond the scope of the PPBC as the building committee. It is not clear if the Committee would have a role in this effort. Future projects would have to be proposed by a user agency. There is a High School group that is creating a vision for solar use and will present it to the Town.

Documents: Agenda, JCB Budget update, Eversource application, Solar Time Line, sketches, Invoice

D. <u>Central Ave/Jack Cogswell Storage Building</u>

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

Hydrograss Technologies	Knotweed Treatment	$1,000.00
CDW-G	Weather Station Laptop	$ 401.14

Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously 6 yeas – 0 nays – 0 abstain.

E. <u>Memorial Park Field House</u>

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

L.G. Copley Associates	Acoustical Consulting Services	$ 1,800.00

Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously - 5 yeas – 0 nays – 0 abstain.

F. <u>Adjournment</u>

The meeting was adjourned at 9:30 PM.
The next PPBC meeting is scheduled for Monday, August 10, 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.