

PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: January 11, 2021

Time: 7:00 PM

Location: Zoom Cloud Meeting

Attendance

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

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: Carys Lustig Interim DPW Director
John Regan Fleet Manager
Dennis Condon Fire Chief, Public Safety Complex/FS2 Rep.

Other Attendees: Keith Mercy Kaestle Boos Associates
Myles McDonough Consigli Construction

Minutes prepared by: Kathryn Copley Administrative Specialist

This meeting was posted on the Town web site on January 6, 2021 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 December 14, 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. Central Ave/Jack Cogswell Storage Building

Carys Lustig, John Regan (DPW) Steve Gentile (BDCD) attended the meeting remotely.

Mr. Gentile reported that the land court process continues to be delayed, and the RTS consolidation and final Certificate of Occupancy are as a consequence pending. The Temporary Certificate of Occupancy will be renewed.

Chris Heep is helping with the temporary change of use of the building during the COVID-19 emergency and assisting with the Planning Board approval. The current stated use is storage and states there is parking allowed for three cars in the parking lot. The building has been used more by Town personnel than anticipated due to staffing separation issues related to the COVID-19 pandemic. It is being used as a staging area where workers pick-up equipment. During the colder months, the interior space is being used more and thus more cars will be parked on-site. Approximately 17 staff report to the facility to distance themselves. Usually, these staff members would be working at the 470 Dedham Avenue building in equipment maintenance. Ms. Lustig indicated that there has been a meeting with the Planning Board and their main concern is the tight tank capacity and the parking issue as there are only three official spaces. A temporary change is being requested and they are waiting for it to be granted.

The Building Maintenance System scope has been revised and is in process but is on a holding pattern as the DPW determines the correct way to procure it. The weather station is operating, a battery needs to be replaced and training will be requested. The solar array process is in the design phase and awaiting the Eversource engineering evaluation.

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

Hydrograss Technology	Knotweed Treatment	\$ 2,000.00
New Era Technology	Aruba Wireless	\$ 3,129.00

Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously - 8 yeas – 0 nays – 0 abstain.

Documents: Agenda, invoices, updated budget

C. Public Safety Complex & Fire Station 2

Dennis Condon (Fire Chief), Keith Mercy (KBA), Myles McDonough (Consigli), Ken Sargent and Mike Retzky (BDCD) attended the meeting remotely.

Mr. Sargent reported on the progress of the project. The Chestnut Street Phase 2 basement walls/footing are complete. The exterior back fill and foundation and site drains are underway.

The Fire Station 2 lower level apparatus bay under-slab utilities have been installed. The main level apparatus bays and wing slabs have been poured. Trench drains and the vapor barrier in the lower bays is complete. Placing of the lower level slab-on-grades will take place in the coming weeks. The exterior framing of the penthouse is underway. Temporary enclosure and heating of the building is being used to allow work to continue at the lower and main level of the building.

Mr. Sargent reviewed the anticipated cost log. An updated budget will be available in February for review prior to the May 2021 Town Meeting where additional funds, primarily due to COVID and contaminated soils at FS#2 will be requested. A better idea of the additional funds needed will be more apparent then. Mr. Kent inquired what the deadline is to amend the final request amount. The current article amount is \$1.7M and Mr. Creem indicated that the requested amount once issued in the warrant can only be revised downward.

The anticipated substantial completion dates are October/November 2021 for Fire Station 2 and January/February 2022 for completion of the Public Safety Complex remain.

Mr. Chandler made a motion that the Committee approve the following change order:

Consigli Construction	CO #24	\$ -41,631.00
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Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously - 7 yeas - 0 nays – 0 abstain.

Mr. Chandler made a motion that the Committee approve the following PSS:

Kaestle Boos Associates	PSS#43 Credit for unused PSS#34	\$ -434.77
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Mr. Silverstein 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 requisition for payment:

Consigli Construction	Req. #24 December 2020	\$1,320,248.67
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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 invoices for payment:

Kaestle Boos Associates	December 2020 Services	\$ 35,752.94
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Kaestle Boos Associates	December 2020 Services	\$ 148.50
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Mr. Schifilliti 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 within the FF&E budget:

Needham Garden Center	Snowblower	\$ 2,240.00
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Mr. Voloshin 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 within the Technology budget:

Ockers Company	Audio/Video Equipment	\$ 2,178.00
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Ockers Company	Aruba Wireless	\$ 5,471.20
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Ockers Company	Aruba Wireless	\$ 11,788.60
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Ockers Company	Audio/Video Equipment	\$ 2,300.00
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Connectivity Point	Paging system service call	\$ 422.88
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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:

PODS	BX 12/26/20 – 1/25/21	\$ 114.99
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PODS	CP 12/19/20 – 1/18/21	\$ 114.99
Milton CAT	Generator Rental Jan. 2021	\$ 2,612.50
Town of Needham	Police Detail 1/22	\$ 164.00
Town of Needham	Police Details 12/08,11	\$ 712.00
Town of Needham	Police Details 12/14,15,16,18	\$ 1,424.00
Town of Needham	Police Details 12/21,22	\$ 689.75
UTS of Mass	Nov/Dec Materials testing FD2	\$ 600.00
UTS of Mass	Nov/Dec Materials testing PD	\$ 1,695.00

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

Documents: Agenda, Req., CO, PSS, Invoices, Updated budget, Anticipated Cost Log, Consigli Dashboard, Photos

D. Sunita L. Williams School

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

Project Dog	Printing Services	\$ 534.00
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Mr. Voloshin seconded the motion. The motion was then voted upon and approved unanimously - 6 yeas – 0 nays – 0 abstain.

E. Adjournment

The meeting was adjourned at 7:51 PM.

The next PPBC meeting is scheduled for Monday, January 25, 2021 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.