

PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: March 8, 2021

Time: 7:00 PM

Location: Zoom Cloud Meeting

Attendance

PPBC Members: Present: Stuart Chandler, Richard Creem, Natasha Espada, George Kent, Irwin Silverstein, Gene Voloshin
Absent: 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: John Schlittler Police Chief, Public Safety Complex/FS2 Rep.
Dennis Condon Fire Chief, Public Safety Complex/FS2 Rep.
Carys Lustig DPW Director, Central Ave/JCogswell Storage Rep.

Other Attendees: Barry Dulong Building Maintenance Director
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 March 4, 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 February 8, 2021 PPBC meeting. Mr. Kent made a motion that the Committee approve the minutes as presented. Mr. Creem seconded the motion. The motion was then voted upon and approved 5 yeas - 0 nays – 0 abstain.

B. Public Safety Complex & Fire Station 2

Dennis Condon (Fire Chief), John Schlittler (Police 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 construction worker that was injured on site on March 5th was lucid and suffered a cut on the head and cracked rib. No other information has been shared. The lifting equipment failed which resulted in the injury. OSHA has been to the site and has gone over safety protocols and allowed the job site to open today. Any questions regarding the accident should go thru the public relations office. Sequences are being rearranged for the affected work. A replacement concrete plank is anticipated to arrive Friday.

The Chestnut Street Phase 2 foundation is complete, and the range slab is mostly complete. Waterproofing is complete and back filling is ongoing. The cruiser port concrete wall is complete. Steel erection is underway.

The Fire Station 2 slab on grade and slab on deck is complete. Mechanical, electrical, and plumbing work is ongoing on the upper and lower levels. Masonry CMU work is substantially complete on the main level and the lower level. The exterior framing is substantially complete. Air Vapor Barrier /roofing is underway.

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 the same currently.

Mr. Sargent reviewed the anticipated cost log. The estimated cost for restoring the Hillside site increased to \$378,606 from \$300,000. Demolition of spaces within the tent and modular buildings were not included in the lower figure. This may change if the sprinkler system can be left in place.

The Finance Committee will be discussing the additional \$1.7M warrant article request at their April 17th meeting.

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

Consigli Construction	CO #26	\$ 128,492.00
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Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously - 7 yeas - 0 nays – 0 abstain.

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

Kaestle Boos Associates	PSS#45 Credit for PSS#19	\$ -21,707.50
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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 requisition for payment:

Consigli Construction	Req. #26 February 2021	\$1,553,069.56
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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 invoice for payment:
Kaestle Boos Associates February 2021 Services \$ 17,930.80
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 invoice for payment within the FF&E budget:

Hillcrest Glass Company	Tabletop glass	\$ 1,888.00
Robert Lord Company	Chair arms	\$ 241.30
Robert Lord Company	Shelf installation	\$ 775.00

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 2/26/21 – 3/25/21	\$ 114.99
PODS	CP 2/19/21 – 3/18/21	\$ 114.99
Milton CAT	Generator Rental Mar. 2021	\$ 2,612.50
Town of Needham	Police Details 2/23/21	\$ 356.00
UTS of Mass	Jan/Feb Materials testing FD2	\$ 7,475.00
UTS of Mass	Jan/Feb Materials testing PD	\$ 4,280.00
Rist-Frost-Shumway	Jan. Commissioning - PSC	\$ 959.00
Rist-Frost-Shumway	Jan. Commissioning – FS2	\$ 2,600.00

Mr. Voloshin 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

C. Central Ave Storage/Jack Cogswell Building Solar Update

Carys Lustig, Barry Dulong (DPW) and Steve Gentile (BDCD) attended the meeting.

Mr. Gentile reported on the status of the project. The Certificate of Occupancy will be issued after the parcels are consolidated and the Order of Conditions is met. The consolidation of the parcels is on hold awaiting land court action. The cost of the installation of a Building Maintenance System requested by the DPW has been reduced to under \$10,000 from \$15,451 because the Town Electrician will complete some of the work.

Weston & Sampson submitted the solar application paperwork and fee to Eversource. There was a ZOOM meeting with Eversource to answer questions. It is expected the Eversource Engineering Department will be completing the impact study by the end of March 2021. The project is in good form for the interconnection service agreement (ISA). The Town could sign the ISA and there would be no obligation to proceed for twelve months. There are no anticipated costs and no penalty to withdraw. After the ISA is signed the Town can apply for Net Metering and the SMART program. The 25-year net benefit analysis was redone, and the net metering equation has improved since the 2020 analysis.

The facility has used more electricity over 2020 than was initially anticipated due to staff working at the building during the COVID pandemic for social distancing. The more electricity used at the building the better the rates will be. If the Town increases the number of electric vehicles in its fleet this site could be established as a recharging site. General Motors is saying that by 2030 they will only be making electric vehicles.

Solar panels were not a part of the original project scope and going forward with solar panels is a decision that the Select Board would have to make. The PPBC Chair will review with the Chairs of Select Board and Finance Committee to see if there is consensus to move forward with the Solar Array.

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

Weston & Sampson	Solar Application Fee	\$ 648.80
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Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously - 6 yeas - 0 nays – 0 abstain.

Handouts: Agenda, PSS, Solar update

D. Highlights of 2020

Mr. Popper reviewed the activities the Committee and Building Design and Construction Department oversaw in 2020. The Committee continued meeting virtually throughout the year and the department remained working on the various projects.

Public Safety Complex & Fire Station 2: The Fire Station HQ, Phase 1 of the project was completed. The dispatch and communication system were completed. The police and Fire Station 2 staff moved to temporary space at the Hillside School. Demolition of the old Police/Fire building on Chestnut Street and Fire Station 2 was completed and construction at both sites commenced. Hazardous soils at the Fire Station 2 site were removed.

Sunita L. Williams School: The project is completed more than \$10M under budget. Closeout documentation was submitted to the MSBA for the final audit. The SMART designation was received for the solar installation. The town has realized an energy net benefit of approximately \$77,000 to date with electricity savings and SMART payments. The Outside play area and walking trails was closed out with the Certificate of Compliance from the Conservation Commission and DEP which allowed expanded outside play area during the 2020 pandemic.

Rosemary Pool Complex: A full season for the pool facility opening was achieved in 2019. Pool water supply and filter system upgrades with warranty work was done in 2020. The project closed out with the Certificate of Compliance from the Conservation Commission and DEP.

Memorial Park Field House: Full opening occurred in the fall 2019. Ongoing warranty work was completed in 2020, including the replacement and/or relocation of three non-performing air handling units. Acoustical sound dampening panels were installed in the Trustees Board Room and the multi-purpose room.

Jack Cogswell Building: Opened winter of 2019. The punch list was completed. The solar design was completed and submitted to Eversource for permit approval. The weather station was installed. Awaiting written confirmation of Conservation Commission approval.

Recommissioning of all school in the district: Building Design & Construction Department assisted on the management of testing and balancing of ventilation to confirm adequacy of airflow and constituents of all classroom, office, and common spaces. Extensive cleaning, repairs and adjustments were required.

High School Expansion: Ongoing warranty work was completed in 2020.

Mitchell Modular Classrooms: Opened fall of 2019. Ongoing punch list and warranty work were completed in 2020. Addition of a new public address and bell system for entire school was installed.

Ridge Hill Demolition: Building Design & Construction Department executed a demolition study for the manor house and garage. Study was completed in November 2020. Funds for demolition work will be requested at the May 2021 Annual Town Meeting.

Emery Grover Study: Final report was received in June 2020 recommending renovation and expansion of existing building after numerous options were reviewed. The renovation would involve a full gut of the existing building with a 50 x 100-foot, three story addition. This is being reviewed by the Select Board, Finance Committee, Community Preservation Committee and School Committee for further action.

School Master Plan Study: Final report received in November 2020. The recommended option includes High Rock as an elementary school, Pollard as a 6-8 grade middle school, and construction of a new Mitchell elementary school. It is anticipated that the Mitchell school construction would be an MSBA project. This would achieve the most rapid solution to elementary and middle school educational and facility issues at the lowest overall cost of \$250M over seven years. A modified plan would allow implementation of further study and design work to begin in May 2021. This is being reviewed by the Select Board, Finance Committee, and School Committee for further action.

Mr. Popper indicated that he is planning to retire in October 2021. With the decreased workload Mr. Gentile will be moving to the Building Maintenance Department. It was noted that the PPBC was established in 1996 and has been functioning for 25 years. It was suggested that the Town should acknowledge this in some fashion. The public relations department will be contacted.

E. Memorial Park Field House

Mike Retzky (BDCD) attended the meeting remotely.

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

Rist-Frost-Shumway Commissioning Services \$ 2,200.00

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

F. Mitchell Modular Classrooms

Mike Retzky (BDCD) attended the meeting remotely.

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

Dore & Whitter Arch.	Jan. 2021 Services	\$ 250.00
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Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously - 6 yeas - 0 nays – 0 abstain

G. Other Business

Net Zero Energy Construction

Ms. Espada indicated that she has been approached by residents interested in Net Zero Construction and that they would like to make a presentation to the PPBC. Mr. Chandler noted that the PPBC does not set policy and that the presentation should be made to the Select Board. The goal would be to help create a strategy for buildings going forward. The PPBC could be a catalyst for holding the meeting and inviting other board and committee that make policy. April 25th was proposed for the presentation as it is close to Earth day.

Mr. Haff is currently working with the DPW in their effort to install additional electric vehicle recharging stations and involvement of solar initiatives.

H. Adjournment

The meeting was adjourned at 9:07 PM.

The next PPBC meeting is scheduled for Monday, April 12, 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.