

PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: May 17, 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:

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: Keith Mercy Kaestle Boos Associates
Myles McDonough Consigli Construction
Marianne Cooley Select Board
Marcus Nelson Select Board
Natasha Espada Planning Board
Michael Greis Green Needham Collaborative
Jacob Knowles BR+A Consulting Engineers

Minutes prepared by: Kathryn Copley Administrative Specialist

This meeting was posted on the Town web site on May 12, 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>

Natasha Espada was elected to the Planning Board in April and has resigned from the PPBC. She expressed how much she enjoyed being a member of the Committee and was thanked for her service on the Committee.

A. Approval of Minutes

The Committee reviewed the minutes from the April 12, 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 – 1 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 (BDGD) attended the meeting remotely.

Mr. Sargent reported on the progress of the project

The Chestnut Street Phase 2 main level deck is poured. Stair 4 and detention block work are ongoing. Site utilities are ongoing. The sally port under slab utilities are underway. There may be material problems with pricing and availability. The stainless steel needs to be measured in the field first before being ordered. The crash rail is an example of this. Most of the subcontractors have ordered their materials. The issue is being monitored. Currently everything is on schedule.

The Fire Station 2 exterior brick work is ongoing, the south and west walls are left to complete. Mechanical, electrical, and plumbing work on the main and upper levels is ongoing. Sheetrock is underway on the main and upper levels.

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

Mr. Sargent reviewed the anticipated cost log which totals \$592,082.

Mr. Chandler noted that Town Meeting did pass Article 37 in the amount of \$1.4M to replenish the contingency.

The complete costs for the restoration of the temporary facility is still unknown. The project will go before the Planning Board on June 1st to see if the conditions can be revised to not include the restoration of the traffic islands. Restoring the traffic islands would cost an estimated additional \$120,000 on top of the \$373,418 currently estimated. The Planning Board presentation will be done by the Town Counsel.

Mr. Chandler made a motion that the Committee approve the following change order for fifteen adds and two credits:

Consigli Construction	CO #28	\$ 61,352.00
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Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously - 8 yeas - 0 nays – 0 abstain.

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

Consigli Construction	Req. #28 April 2021	\$1,909,697.40
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Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously - 8 yeas - 0 nays – 0 abstain.

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

Kaestle Boos Associates	April 2021 Services	\$ 26,430.80
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Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously - 8 yeas - 0 nays – 0 abstain.

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

Galls LLC	Gun clearing containment system	\$ 3,069.60
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Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously - 8 yeas - 0 nays – 0 abstain.

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

Motorola	Communications Tower final	\$ 100,856.40
PODS	BX 4/26/21 – 5/25/21	\$ 114.99
PODS	CP 4/19/21 – 5/18/21	\$ 114.99
Milton CAT	Generator Rental May 2021	\$ 2,612.50
Town of Needham	Police Details 4/20,22,23,21	\$ 1,008.00
UTS of Mass	Mar/Apr Materials testing FD2	\$ 340.00
UTS of Mass	Mar/Apr Materials testing PD	\$ 855.00
UTS of Mass	Apr Materials testing FS2	\$ 720.00
Rist-Frost-Shumway	Apr Commissioning - PSC	\$ 2,080.00
Rist-Frost-Shumway	Apr Commissioning – FS2	\$ 1,768.00

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

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

C. Sunita William Elementary School

Hank Haff (BDCD) attended the meeting.

Mr. Haff reviewed the MSBA Final Audit for the project. The final grant payment amount is \$652,972. The MSBA reimbursement rate was 32.72% of eligible costs. With the caps on site costs, cost per SF and caps on technology and FF&E the effective reimbursement rate to the Town was around 25%. The final paperwork needs to be signed off by the Town Manager, Treasurer, Town Accountant, Superintendent of Schools, School Business Manager and School Committee Chair and returned to the MSBA by May 28th.

Mr. Kent made a motion that the Committee accept the audited remaining grant amount of \$652,972 noted in the MSBA Draft Audit Report. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously - 6 yeas - 0 nays – 0 abstain.

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

Konica Minolta	36 Printers	\$ 15,882.18
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Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously - 6 yeas - 0 nays – 0 abstain.

Documents: MSBA Draft Audit Report

D. Other Business

Memorial Park Field House

Mike Retzky (BD CD) attended the meeting remotely.

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

Environments at Work	Shelving, table, chairs	\$ 5,211.27
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Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously - 6 yeas - 0 nays – 0 abstain.

Central Ave Storage/Jack Cogswell Building Solar Update

Steve Gentile (BD CD) attended the meeting remotely.

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

MECO Environmental	Tight Tank Inspection	\$ 2,555.00
ENE Systems	BMS installation	\$ 1,500.00

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

E. Toward Net Zero Buildings – Next Steps Presentation

Marianne Cooley, Marcus Nelson (Select Board), Carys Lustig (DPW), Michael Greis (Green Needham Collaborative), Natasha Espada (Planning Board), Jacob Knowles (BR+A Consulting Engineers), Hank Haff and Steve Gentile (BD CD) attended the meeting.

Mr. Haff indicated that Needham has taken significant steps toward sustainability. The town was designated a Green Community in 2020, which included adopting a stretch energy code, committing to an energy reduction plan to achieve 20% savings within the first 5 years, purchasing fuel efficient vehicles where commercially available and practicable, and allowing renewable energy sources in certain location. The new Sunita Williams School achieved a LEED silver rating and has a full solar array on its roof that produces over 27% of the electrical demand for the building. It saves about \$40,000 annually in electricity and is creating SMART payments of about \$20,000 a year. It is a highly efficient building but was not designed to be Net Zero. The other energy efficient building in Needham is the Public Services Administration Building (PSAB). It is an all-electric building and has ground source heat pumps that serve to both heat and cool the building. Electrification on public buildings is a goal in achieving Net Zero. If a solar array was placed on the PSAB building it would become closer to achieving Net Zero status.

The large 3.95 mega-watt solar array installation at the RTS produces between 3M to 4M kilo-watt hours of clean renewable energy each year, equal to about 25% of the Town's public building demand. The Town's net income from this array has far exceeded the original estimates and equals about \$850,000 per year in lease fees, taxes on the asset and net metering benefits. This goes into the energy fund. Consideration for investing some of this income in future municipal renewable energy projects should be given some thought.

Mr. Chandler noted that tonight's discussion is an informational presentation and a learning opportunity and the PPBC is not sponsoring a position.

Ms. Espada introduced Mr. Knowles who is the director of sustainable design at BR+A Consulting Engineers. He has worked on many Net Zero buildings for towns and universities. Mr. Knowles explained that a net zero building has three components: 1) energy efficient envelope and building systems 2) electric heat pumps (ground source or air source) and 3) on and/or off-site renewable energy. The goal is to move away from using fossil fuels and using renewable energy.

There is a huge growth in Massachusetts towards Net Zero buildings; roughly 7.2M sq ft of buildings either being designed, under construction or already built. These include education, assembly, residential, office, science and technology buildings. Mr. Knowles reviewed many ways to achieve energy efficiency in the design process from using triple glazed windows, electric heat pumps and heat recovery systems. Using electric heat pumps reduce the CO2 emissions by half compared to gas heat. Massachusetts codes and regulations are changing. The Massachusetts Climate bill is developing a net zero stretch code that many towns would be interested in adopting. Some towns are developing their own carbon neutral zoning and banning use of natural gas.

Net Zero is cost effective if done right. 85% of respondents to a study of net zero construction reported that the premium to achieve net zero is a less than 1% premium on construction costs. The operating savings would pay that amount back.

Mr. Chandler believes that it would be beneficial for the Town to develop and put into place formal guidelines or policies towards implementing these Net Zero targets. As a side note the Committee has been pushing for the placement of solar panels on the Jack Cogswell building.

Mr. Silverstein commented that it would be good idea for the Town to establish goals and a path forward toward achieving energy efficient buildings. The minimal additional construction cost and the payback are certainly desirable. Currently the push is on a project by project basis and this should continue until the Town develops guidelines.

Ms. Lustig indicated that there was a push ten years ago in moving from oil heat to natural gas heat and the move is not yet complete. She asked whether the Town should continue or is the recommendation now to move away from natural gas and more toward electric? Mr. Knowles said that natural gas is not much of an improvement over heating oil in terms of CO2 emissions but has a lower energy cost. He would recommend looking at whether a heat-pump based technology would work in future major full upgrades. The Town should look at electric solutions for future replacement projects. Maintenance cost on new buildings are higher but looking at the whole picture it is a small portion of the whole operating cost

category because the energy costs would be reduced. More information would be needed on comparisons for maintenance costs and the higher technical operating requirements.

Mr. Kent noted that it is not the responsibility of the Committee to develop goals but that it could offer leadership in this direction. Perhaps future building projects should incorporate these goals. It will be difficult to rehab the existing buildings. Can a traditional building be rehabbed into a Net Zero building? Mr. Knowles indicated that a newer building running on fossil fuels would be hard to justify the conversion. However, the new technology of air to water heat pumps is an exciting new development to consider over the next 10 years when upgrades are needed.

One concern is the need for highly trained staff to operate the systems or the need to outsource a certain amount of the maintenance. That is an issue the Town needs to address in the long term. If the maintenance is not done properly the benefits of these systems will not be realized. The Committee has been concerned with maintenance in the current town buildings.

Concerned citizens in other towns have formed committees to push environmental and sustainable issues and advise on these issues. The Green Needham Collaborative helps the private sector move toward sustainability. Mr. Greis would be interested in presenting to the Select Board with the support of the PPBC and the stakeholders. Presentations to other Boards is also one of the goals.

The PPBC would support these discussions.

Ms. Cooley expects the discussions on reaching carbon neutrality and sustainability will continue with the Select Board this year. This will take the efforts of several boards and interested groups to achieve.

Handouts: None

F. Adjournment

The meeting was adjourned at 8:57 PM.

The next PPBC meeting is scheduled for Monday, June 14, 2021 at 7:00 PM, as a Virtual Meeting on Zoom Cloud Meetings. The Town is still waiting on guidance from the Governor and Public Health Department about resuming public meetings in person.

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.