

PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: August 17, 2021

Time: 7:00 PM

Location: Zoom Cloud Meeting

Attendance

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

BDCD Staff: Steve Popper (Director of Design and Construction)
Hank Haff (Sr. Project Manager)
Ken Sargent (Sr. Project Manager)
Mike Retzky (Project Manager)

User Representatives: Dennis Condon Fire Chief, Public Safety Complex/FS2 Rep.

Other Attendees: Keith Mercy Kaestle Boos Associates
Myles McDonough Consigli Construction
Steve Gentile Building Maintenance Project Manager

Minutes prepared by: Kathryn Copley Administrative Specialist

This meeting was posted on the Town web site on August 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>

The Committee welcomed new member architect Lynne Deninger.

A. 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 Phase 2 exterior waterproofing is complete. Electrical wire is being installed. Ductwork and rough in is mostly complete. Mechanical, electrical, and plumbing work is ongoing throughout the building. Window work is ongoing. Brickwork is well underway.

The Fire Station 2 mechanical, electrical, and plumbing work is ongoing throughout the building. Millwork deliveries have started. The curtain wall/windows are mostly complete. The ceiling grid work is mostly complete.

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

Mr. Sargent reviewed the anticipated cost log (ACL) which totals \$219,302. The \$32,143 cost for a landing pad and cage for the slide pole at FS2 has been removed. The Fire Chief has made the decision to remove the slide pole due to safety concerns as it was located in an unsafe area.

The current contingency balance is at \$533,960.72 with six months to go on the project.

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

Consigli Construction	CO #31	\$ 69,169.00
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Mr. Silverstein 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 requisition for payment:

Consigli Construction	Req. #31 July 2021	\$1,548,236.55
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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:

Kaestle Boos Associates	July 2021 Services	\$ 17,930.80
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Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously - 6 yeas - 0 nays – 0 abstain.

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

Fire Department	Firewatch Oct 7 to 9, 2020	\$ 4,078.80
Fire Department	Firewatch Oct 13 to 16, 2020	\$ 5,438.40
PODS	BX 7/26/21 – 8/25/21	\$ 114.99
PODS	CP 7/19/21 – 8/18/21	\$ 114.99
Milton CAT	Generator Rental 6/14/21-7/11/21	\$ 2,612.50
Milton CAT	Generator Rental 7/12/21-8/8/21	\$ 2,612.50
Rist Frost Shumway	June 2021 Commissioning PSC	\$ 2,372.00
Rist Frost Shumway	July 2021 Commissioning PSC	\$ 1,320.00
UTS of Mass	July Materials testing PSC	\$ 190.00
UTS of Mass	July Materials testing FS2	\$ 365.00

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

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

B. Other Business

Center at the Heights

Mr. Silverstein asked if anyone knew what the money the Council on Ageing raised for the center was used for. He noted that the finish of the sunshade panels were peeling and if the money hadn't been spent it would be helpful to put towards maintenance. Inquiries to the Council on Ageing have not led to any answers. No one was aware of if/how the money had been spent. The Committee was not in charge of these funds.

The sunshade panel deterioration and the flooring in the main meeting room that was recently replaced were identified as items that may have been the result of design coordination defects. Mr. Popper reported that the sunshade finish has been peeling for a while and was identified as an issue two or three years ago which has accelerated due to a lack of maintenance. Bargmann Hendrie + Archetype offered to put a spec together for replacement of the shades but has not heard back from the Building Maintenance Division.

The Committee has been concerned with lack of maintenance issues over the years. It was reported that Building Maintenance has recently increased their staffing and contracted with companies to provide some maintenance services.

The Committee would like to know what caused the issues with the sunshades and flooring. The feedback would be helpful for future building projects to avoid similar issues. It would be helpful to have some type of feedback mechanism. Mr. Popper will bring up this up at the next meeting with the Building Maintenance Division.

Committee Terms

Mr. Chandler reported that the Appointing Authority for PPBC met on July 15th and voted for the staggered terms. Members should receive notice from the Town Clerks office to renew their terms.

Central Ave Storage/Jack Cogswell Building Solar

Mr. Haff and Mr. Chandler reported that a brief presentation was made to a Chairs Meeting in an attempt to gain consensus to proceeding with installing solar panels on the building. The installation would exceed the amount of power used by the building and would be greater than all the power demand at the RTS buildings. Reductions in operating costs for the RTS are possible thru Net Metering. The project has the funds to cover the inclusion of solar panel and the Committee would like to proceed with the project but would like to have consensus within the Town to spend the estimated \$500,000 needed. Solar was not a part of the original design for the building, but it was made solar ready.

Beacon Integrated Solutions has been helping with the cost/ benefit analysis of the different solar scenarios and payback periods of the installation. Until the project is put out to bid specifics are unknown as to how financially beneficial the solar panel would be. The SMART project designation was been applied for and accepted which would allow for certain monthly reimbursements. The Town Manager is looking into whether the project would be eligible to use American Rescue Plan Act funds. If cash were used instead of borrowed funds the

payback period would be approximately 10 to 12 years. The SMART payment would be over 25 years.

The next steps include a meeting with the Finance Committee scheduled for September 9th. The Select Board asked about the carbon footprint savings. They also seemed to want the process to go before the October Town Meeting for a vote. This would perhaps spur the Town into looking into creating a written policy on renewable energy for new buildings. The Committee is spending a small amount (approximately \$9,000) of money to keep the process moving. The process can be stopped at any time.

The Committee always strives to design efficient buildings and feels this is a good opportunity to put solar on the building.

To continue with the energy consulting services of Beacon Integrated Solutions they have presented a PSS in the amount of \$5,000. Mr. Kent made a motion that the Committee approve PSS #1 in the amount of \$5,000 for Beacon Integrated Solutions for additional Solar Consultation. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously - 5 yeas - 0 nays – 0 abstain

Facilities Financing Working Group

Mr. Creem mentioned there is a draft warrant article for the October Special Town Meeting, perhaps a place holder, for design funds for the Emery Grover Building and was wondering if there was an update regarding the project.

Mr. Kent reported that the Facilities Financing Working Group is meeting about every few weeks. Mr. Davison put together what the limitations might be on funding the various projects. It seems that the town could fund a building like the Emery Grover School Administration Building although the Finance Committee is not in agreement yet that this should be acted on without a better understanding of the space allocation and how this would affect other school needs. The Finance Committee would like more detail on the school projects. The scope of the work is still being determined. Everyone seems to agree the conditions at the Emery Grover Building are extremely poor.

There is a meeting of the Finance Committee tomorrow night and a Reserve Fund Transfer request for \$75,000 will be presented to allow Dore & Whittier to continue to look at options to spread out the costs of the Mitchell and Pollard projects over a longer period of time to reduce the peaks in borrowing. The DPW building is also a part of the financing discussions.

C. Adjournment

The meeting was adjourned at 8:38 PM.

The next PPBC meeting is scheduled for Monday, August 30, 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.