

PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: November 22, 2021

Time: 7:00 PM

Location: Zoom Cloud

Attendance

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

BDCD Staff: Hank Haff Sr. Project Manager, BD&CD

User Representatives: Anne Gulati School Finance Director/School Master Plan & Emery Grover Study Rep.

Other Attendees: Barry Dulong Director Building Maintenance Div.
Don Walter Dore & Whittier Architects, Inc.
Michele Rogers Dore & Whittier Architects, Inc.
Jason Boone Dore & Whittier Architects, Inc.
Richard Lunetta Finance Committee
Richard Reilly Finance Committee

Minutes prepared by: Kathryn Copley Administrative Specialist

This meeting was posted on the Town web site on November 18, 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 November 8, 2021, PPBC meeting. Mr. Kent made a motion that the Committee approve the minutes as presented. Ms. Deninger seconded the motion. The motion was then voted upon and approved 4 yeas - 0 nays – 0 abstain.

B. School Master Plan Study

Anne Gulati (School Finance Director), Don Walter, Michele Rogers, Jason Boone (Dore & Whittier), and Hank Haff (BDCD) attended the meeting remotely.

Mr. Haff reported that Dore & Whittier Architects have been working with an Education Working Group on refinements to the School Master Plan over the last two months. There are two presentations that were made to the group and reviewed by the PPBC. The various options were updated. An attempt has been made to stretch out the project schedules so there is an affordable financial investment related to the Town's borrowing limits. David Davison will update borrowing projections based upon these Master Plan options.

New test fit expansion plan for Eliot Elementary School was explored. The MSBA building process timeline was reviewed. Based on the Sunita L. Williams School, it would take 4.5 years between submitting a Statement of Interest (SOI) to the start of construction, with another 2 years until project completion. There is no guarantee of MSBA participation on any project. Updated Master Plan sequences and timelines with cost estimates were reviewed. D&W utilized updated enrollment data from McKibben to forecast capacity at the elementary and middle school levels. Graphs indicate a slight COVID dip in enrollment with a leveling out of enrollment through 2035.

The revised Master Plan Sequences with Cost Estimates are:

- Aa. Status Quo - Mitchell as 1st MSBA project and Pollard as 2nd MSBA project (leaving all students where they are with a rebuilt Mitchell with five sections per grade with temporary modular classrooms at DeFazio, an addition to High Rock (non-MSBA) and Add/Reno of Pollard) – The timeline would be from April 2022 thru September 2040 (18 years to complete) and is estimated at a total current day cost of \$363.4M and in addition capital improvement projects of \$19.6M to maintain the buildings until full renovations are complete.
- E. Status Quo - Mitchell as 1st MSBA project (relocating students to temporary modular classrooms at DeFazio and building a 4-section Mitchell) and Pollard as 2nd MSBA project (leaving all students in the school during the phased add/reno project), an addition to High Rock (MSBA project with student remaining on site but strategic land acquisition would limit impact on playing fields). – The timeline would be from April 2022 thru January 2043 (21 years to complete) and is estimated at a total current day cost of \$360M and in addition capital improvement projects of \$19.6M to maintain the buildings until full renovations are complete.
- C1a. Pollard as 1st MSBA project with CM@R, and Mitchell as 2nd MSBA project - High Rock becomes an Elementary School (6ES & One 6-8MS) Mitchell rebuilt as a 3-classrooms /grade level ES, High Rock repurposed as a 3 classrooms /grade ES, Pollard Add/Reno as a 6-8 MS. – The timeline would be from April 2022 thru September 2035 (13 years to complete) and is estimated at a total current day cost of \$304M and capital improvement projects of \$7.8M.
- C2a. Pollard as 1st MSBA project with CM@R, and Mitchell as 2nd MSBA project - High Rock becomes an Elementary School (6ES & One 6-8MS) Mitchell rebuilt as a 3-classrooms /grade level ES, High Rock repurposed as a 3 classrooms /grade ES, Pollard

Add/Reno as a 6-8 MS. – The timeline would be from April 2022 thru September 2035 (13 years to complete) and is estimated at a total current day cost of \$310M and capital improvement projects of \$7.8M.

- D1a. Pollard as 1st project non-MSBA, and Mitchell as 2nd project with MSBA funding - High Rock becomes an Elementary School (6ES & One 6-8MS) Mitchell rebuilt as a 3-classrooms /grade level ES, High Rock repurposed as a 3 classrooms /grade ES, Pollard phased Add/Reno as a 6-8 MS. – The timeline would be from May 2023 thru September 2033 (11 years to complete) and is estimated at a total current day cost of \$300M and capital improvement projects of \$1.8M.

The 2020 draft enrollment forecast with capacity comparisons were reviewed. Test fits for the High Rock School with an addition, the Pollard School with an addition were reviewed. The enrollment forecast will be updated again next summer once the final 2020 census data is available. In all options C & D High Rock is used as swing space for Mitchell students during construction so the expense of modular classrooms at DeFazio is avoided.

Shown on screen: PowerPoint presentations: Project Update, Extension Study

C. Ridge Hill Demolition

Don Walter, Michele Rogers (Dore & Whittier), and Hank Haff (BDGD) attended the meeting remotely.

Mr. Haff reported that Article 6 at the October 2021 Special Town Meeting was approved for demolition and removal of the manor house and garage at Ridge Hill. Dore & Whittier Architects has submitted a proposal for design services thru construction administration in the amount of \$55,000.

This is anticipated to be a nine-month process from design, demolition, closeout and lawn reseeding and should be complete by September 2022. Contingencies have been built in the estimate for anticipated escalation. Additional excavation and testing may be needed. An updated cost estimate will be prepared and will be cross checked by an independent cost estimator.

Mr. Chandler made a motion that the Committee accept Dore & Whittier's proposed fee of \$55,000 for continued design and construction administration services. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously - 5 yeas - 0 nays - 0 abstain.

The two user agency representatives for the project will be Kate Fitzpatrick and Barry Dulong. The Select Board will be voting to approve the appointments at their next meeting.

The Historical Commission in prior discussion has not indicated that they have issues with the demolition therefore a six-month demolition delay is not required. This will be confirmed with the Historical Commission.

D. Other Business

Central Ave Storage/Jack Cogswell Building

Mr. Haff reported that the Jack Cogswell building is on the same site as an existing solar array asset and there is net metering single parcel rule. The Department of Public Utilities (DPU) will have to give authorization for net metering by two solar array facilities on the same parcel. An application for an exemption is being prepared by Town Counsel. The process should take 8 to 10 months.

It is felt that permission will be granted. If permission is not granted, then the Alternative On-Bill Credit (AOBC) option could be implemented. This AOBC option is not as beneficial to the Town. The Town may have the DPU waiver by the May 2022 ATM.

The Town has been in discussions with Solect Energy a pre-negotiated installer that can used for the Power Purchase Agreement (PPA) option for solar at the site if a waiver is obtained.

This would likely become a DPW project Solect Energy would take over responsibility for design and construction of the solar array. The town would purchase the energy received from the asset at a fixed rate and the town would receive net metering credits from Eversource. This PPA option is consistent with the prior presentations made by Beacon Solutions Inc.

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

Beacon Integrated Solutions	October Services	\$ 984.39
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Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously - 5 yeas - 0 nays – 0 abstain.

PPBC Board Positions

At the next PPBC meeting on December 13th, Mr. Chandler would like the Committee to vote on the next chair and vice chair positions for the coming year.

E. Adjournment

The meeting was adjourned at 8:33 PM.

The next PPBC meeting is scheduled for Monday, December 13, 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.