

PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: March 14, 2022

Time: 7:00 PM

Location: Zoom Cloud Meeting

Attendance:

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

BDCD Staff: Hank Haff (Director)
Ken Sargent (Sr. Project Manager)

User Representatives: Dennis Condon Fire Chief, Public Safety Complex/FS2 Rep.
Anne Gulati School Finance Director, Emery Grover Rep.
Michael Greis School Committee, Emery Grover Rep.
Aaron Pressman School Committee, School Master Plan Rep.

Other Attendees: Barry Dulong Building Maintenance Div. Director
Keith Mercy Kaestle Boos Associates
Myles McDonough Consigli Construction
Joel Bargmann Bargmann Hendrie & Archetype
Deborah Robinson Bargmann Hendrie & Archetype
Walter Tsigler Bargmann Hendrie & Archetype
Don Walter Dore & Whittier Architects
Michele Rogers Dore & Whittier Architects
Jason Boone Dore & Whittier Architects

Minutes prepared by: Kathryn Copley Administrative Specialist

This meeting was posted on the Town web site on March 9, 2022, 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 7, 2022 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. Public Safety Complex & Fire Station 2

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

Mr. Sargent reported on the progress of the project. The Temporary Certificate of Occupancy was issued on February 18th for the police HQ building. The police department moved into the new building on February 22, 2022. The punch list work is underway. Prisoner cell inspections are finalized. Furniture punch list work is underway. There is a delay in some shelving delivery. Landscaping and final paver work will occur in late spring. The fence at the temporary FS2 at Hillside is being removed. The straw wattles will also be removed. The audio-visual installation is substantially complete.

Mr. Sargent reviewed the anticipated cost log (ACL) which totals \$539,495. The current contingency balance is at \$100,756.

Walk throughs for the Committee of Fire Station 2 and the Police Station will be scheduled, subject to the approval of, and in coordination with, each department.

Mr. Chandler made a motion that the Committee approve the following change order for twenty-three adds:

Consigli Construction	CO #38	\$ 64,383.00
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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 requisition for payment:

Consigli Construction	Req. #38 February 2022	\$ 738,153.48
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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 Professional Service Supplement:

Kaestle Boos Associates	PSS #48 FS2 artwork & Survey	\$ 10,608.40
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Ms. Deninger 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 2022 Services	\$ 13,448.07
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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 invoices for payment:

Needham Police	Details 2/1, 2/2, 2/3	\$ 1,320.00
Needham Police	Details 2/8, 2/9, 2/10	\$ 1,264.00
Needham Police	Details 2/22 & 2/23	\$ 576.00
OccuHealth	Water & Air quality testing	\$ 2,900.00
Wakefield Moving	FS2 & PD moving services	\$ 9,935.00
Rist Frost Shumway	Commissioning FS2	\$ 2,273.00
UTS of Mass.	Materials Testing PSC	\$ 700.00

Ms. Deninger 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 technology invoices for payment:

HID Global	Fingerprinting Equip.	\$ 3,875.00
HID Global	Fingerprinting Equip.	\$ 2,250.00
Ockers Company	Audio Visual Installation	\$ 10,772.52
Ockers Company	Audio Visual Installation	\$ 2,750.00

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 FF&E invoices for payment:

Tools & Equipment	Relocate and reinstall lift	\$ 1,664.60
Robert H. Lord	Furniture	\$ 350,894.83
Robert H. Lord	Furniture	\$ 2,965.00
W. B. Mason	2 Recliners	\$ 2,640.00
Mohawk Lifts	Vehicle Lifts	\$ 3,362.43
W. B. Mason	Shredders	\$ 4,107.00

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:

Harbor Networks	Phones	\$ 9,347.50
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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:

Grainger	Worktables	\$ 288.26
Grainger	Picnic Tables	\$ 3,228.00

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

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

C. Hillside School Renovation

Michael Greis (School Committee), Anne Gulati (School Finance Director), Joel Bargmann, Deborah Robinson, Walter Tsigler (BH+A) and Hank Haff (BDCD) attended the meeting remotely.

The 50% construction cost estimate is done. A cost estimate reconciliation was done last week between PM&C, BH+A's cost estimator and A.M. Fogarty, the Town's cost estimator. The PM&C base estimate was \$1,441,076 and the A.M. Fogarty base estimate was \$1,592,703 a difference of \$151,627.

There are four proposed alternates. Alternate 1 - Existing boiler to remain with no repairs and new heating will be by alternative means and air conditioners will be replaced, Alternate 2 - Sprinkler alternative plastic piping, Alternative 3 – 1997 Modular Building full demolition, Alternative 4 – Replace floor mounted toilet in room 201B and 205B. The alternate cost estimates were:

Alternate	PM&C	A.M. Fogarty	Difference
Alternate 1	\$315,337	\$532,782	\$217,445
Alternate 2	-\$62,857	-\$56,599	\$3,258
Alternate 3	\$78,777	\$87,655	\$8,878
Alternate 4	\$7,271	\$11,867	\$4,596

Alternate 1 will be dropped. Mr. Haff reported that there is a Building Maintenance warrant article in the amount of \$275,000 that included the replacement of the boiler. That boiler work will proceed this summer/fall. Mr. Dulong indicated that Building Maintenance had already planned on replacing the toilets in Alternate 4.

The bid documents will be available on March 24th, the filed sub-bids are due on April 7th and the GC bids are due on April 28th. It is anticipated that Town Meeting will vote to approve construction funds on May 2nd allowing the contract to be awarded by May 15th. The project completion is anticipated to be December 2, 2022. The School Administration will move over to Hillside in late December 2022.

Documents: Presentation

D. Emery Grover Building Study

Michael Greis (School Committee), Anne Gulati (School Finance Director), Joel Bargmann, Deborah Robinson, Walter Tsigler (BH+A) and Hank Haff (BDCD) attended the meeting remotely.

Bargmann Hendrie & Archetype updated the Committee on the progress of the project. The updated building plans were reviewed. Concern was expressed for the heat load from the attic skylights. Mr. Dulong would like to see tinting on the windows and no motorized shades. BH+A indicated they were thinking of adding light filtering shades or room darkening shades as it will be a conference room.

A design development cost estimate is anticipated to be complete for presentation at the May ATM for remaining design funds and construction funds. Construction documents will be ready by October /November for bidding. The construction contract is anticipated to be awarded in December 2022. The updated cost estimate will be presented to the Committee at the March 28th meeting.

The Community Preservation Committee has not made a recommendation on how much will be funded from the CPA funds. In January 2022 the CPA eligible funds for the Emery Grover Building were estimated at \$16,882,000 and \$6M was originally requested. There is a CPC meeting scheduled for this Wednesday.

The project will be presented to the Planning Board and the Design Review Board.

Mr. Chandler made a motion that the Committee approve the following PSSs for approval:

Bargmann Hendrie & Archetype	PSS #5 Parking Study	\$ 4,565.00
Bargmann Hendrie & Archetype	PSS #6 Energy Modeling	\$ 25,900.00

Ms. Deninger 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:

Bargmann Hendrie & Archetype	January 2022 Services Hillside	\$ 76,008.00
Bargmann Hendrie & Archetype	January 2021 Services EG	\$ 12,825.00

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

Documents: Presentation

E. School Master Plan

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

Ms. Rogers reviewed the presentation that was made on March 2, 2022, to the School Committee, Select Board, Finance Committee and PPBC in a joint meeting hosted by the School Committee.

The updated Master Plan options and sequences are:

- A. 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 (3rd MSBA project) and Add/Reno of Pollard). This would take approximately 24 years to 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 (3rd MSBA project with student remaining on site but strategic land acquisition would limit impact on playing fields), and a six-classroom addition to the Eliot School. This would take approximately 31 years to complete.
- C. 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, and Pollard Add/Reno as a 6-8 MS. This would take approximately 16 years to complete.
- D. 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 as a 3-classrooms /grade level ES, High Rock used as swing space for Mitchell students and then

repurposed as a 3 classrooms /grade ES, Pollard phased Add/Reno as a 6-8 MS. This would take approximately 14 years to complete.

A decision tree was reviewed asking “Should Grade 6 be on the same campus as Grades 7 and 8”. If the choice is no, then the Mitchell project would be the priority project and either Option A or Option E would be followed. Option A would cost an estimated \$391.3M and would add an additional 156,000 square feet. Option E would cost an estimated \$392.3M and would add an additional 136,000 square feet.

If the choice is yes, then Pollard would be the priority project and Option C or Option D would be followed and would cost an estimated \$327.0M to \$314.4M and add an additional 180,000 square feet. A decision would have to be made as to which option would be chosen before requesting MSBA funds for the first project.

The options were compared against each other. All options address the physical needs of the schools equally. In all other categories Options C & D score the highest. They provide the highest number of classrooms (132) and address overcrowding and lack of space at all schools across the district. Options C & D mitigate the impact of construction on one or more generations of students as the options would be completed in the least amount of time. They avoid wasting funds on a temporary school, accomplish needed building renovation within a reasonable period of time, provide elementary school capacity to meet the needs, including preparing for universal pre-K, provides fewer transitions between grades K-8 and allows for shared resources and consolidation of staff at the middle school level. Both Options C & D offer additional classrooms at both the middle and elementary school levels.

The test fits for a 5 section, 4 section and 3 section school on the Mitchell School site were reviewed. A 3 or 4 section school at the site leaves more green space available. All options have parking challenges.

The Finance Committee would like all four options to be evaluated for the financial obligations. The Superintendent of Schools and School Committee would like to reduce the options for consideration. The earliest a Statement of Interest could be submitted to the MSBA would be January of 2023.

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

Dore & Whittier Arch February 2022 Services \$ 6,530.00

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

Documents: Presentation, Facilities Master Plan Summary

F. Ridge Hill Demolition

Barry Dulong (DPW), Don Walter (Dore & Whittier) and Hank Haff (BDCD) attended the meeting remotely.

The Water & Sewer Department will connect the water supply back to the barn. The Select Board has control of the site, and the Town Manager has requested that water be brought back to the barn. The Conservation Commission would like to keep options open for the long-term

presence in the barn. The cost is being covered by the Water & Sewer department and is not part of the project costs.

A cost estimate reconciliation was reviewed between the A.M. Fogarty, the Town's cost estimator and PM&C, D&W's cost estimator. The A.M. Fogarty estimate was \$501,504 and the PM&C estimate was \$512,511 a difference of \$11,007. The estimate for the Deduct Alternate – Omit demo of 4 bay garage was -\$41,461 and -\$43,451 a difference of \$1,990. The two cost estimates are higher than the Value Engineering summary Budget from 9/23/2021 due to the current market conditions. As a result, the Garage demolition portion of the project will be bid as a Deduct Alternate #1 in case all the bids come in too high. The bid will go out later this spring.

Mr. Kent asked why the exterior improvement line item was so high. Mr. Haff indicated that this included HazMat removal (\$85,000) and the demolition of the buildings is included in "Exterior Improvements". The town project must incorporate prevailing wage rates with the bid documents. Mr. Kent noted that it is much less to take down a residential building. Mr. Voloshin indicated that in his experience it is about \$15,000 to take down a residence. Removal of asbestos is about \$4,000 and removal of an oil tank about \$500.

Mr. Silverstein noted that the soil condition underground could be a surprise.

Documents: Cost estimates

G. Other Business

The NUARI discussion will be taken up at the next meeting on March 28th. The Committee agreed to meet remotely thru July 11th as allowed by the extended remote public meeting provision.

Mr. Haff reported that there are four projects with warrant articles at the 5/22 Annual Town Meeting. They are all estimated to be over \$500,000 which would make them PPBC projects. The projects are the Sound & Light improvements at Theaters, the Library Space Study, the Pollard Locker Rooms and the Public Works Facilities Improvements, an update of the DPW Master Plan study.

Mr. Dulong would like the Committee to let the Building Maintenance Department do the Pollard locker room project. He feels it can be done for less than the Dore & Whittier estimate.

Mr. Silverstein noted that the sunshade panels at the Center at the Heights had been replaced and they look great.

H. Adjournment

The meeting was adjourned at 9:11 PM.

The next PPBC meeting is scheduled for Monday, March 28, 2022, 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.