

PERMANENT PUBLIC BUILDING COMMITTEE
TOWN OF NEEDHAM
MINUTES OF MEETING

Date: March 23, 2015

Time: 7:30 PM

Location: Library

Attendance

PPBC Members: Present: George Kent, Stuart Chandler, Paul Salamone, Roy Schifilliti,
Irwin Silverstein
Absent: Natasha Espada, John Keene,

Steve Popper (PFD-C Director of Design and Construction)
Hank Haff (Project Manager)
Phaldie Taliep (Project Manager)

User Representatives: Colleen Schaller COA Board member, Senior Center Rep.

Other Attendees: Dan Gutekanst School Superintendent, Mitchell Modular Rep.
Anne Gulati School Finance Director
John Connelly Finance Committee
Cal Olson Drummey Rosane Anderson

Minutes prepared by: Kathryn Copley Administrative Specialist

A. Senior Center Construction

Colleen Schaller (COA Board member) attended the meeting.

Mr. Taliep reviewed the updated budget. The remaining unencumbered project balance is approximately \$329,000. There are three issues that need to be addressed that will cost about \$25,000. A placeholder of \$5,000 is being suggested to resolve the ongoing issues with the phone. A placeholder of \$5,000 is being suggested for a hood over the exiting door to the roof deck to avoid snow pile up inhibiting personnel from gaining access to that area and a placeholder of \$15,000 for the addition of a flag pole at the south west corner of the entry area.

The flag pole was suggested by the Town Manager as it is a Town building. There was an offer from the Needham Golf Club to provide a flag pole but the offer was for one set on the roof deck which is impractical. The one proposed is a full sized flag pole with lights.

Mr. Kent made a motion that the Committee rescind \$300,000 back to the Town. This allows approximately \$29,000 to complete the above items. Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed an invoice from Mechanical Construction Services in the amount of \$1,798.00 for installation of an inline exhaust fan. The invoice was reviewed and approved by Mr. Taliep. Mr. Kent made a motion that the Committee approve the

invoice for payment. Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed an invoice from SED Associates in the amount of \$4,000.00 for work on the HVAC controls upgrade. The invoice was reviewed and approved by Mr. Taliep. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: Budget update,

B. St. Mary Street Pump Station

The Committee reviewed an invoice from CDMSmith in the amount of \$22,968.50 for services thru January 2015. The invoice was reviewed and approved by Mr. Taliep. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Chandler seconded the motion. The motion was then voted upon and approved unanimously.

C. High School Expansion

Cal Olson (DRA) attended the meeting.

Mr. Popper reported that since the last meeting DRA narrowed the options as directed by the PPBC. They have working on more fully developing these options, which include additional classrooms realized within the courtyard (Options B and B-1) and on the Webster Street side (Option G).

DRA reviewed the updated Options B, B-1 and G schemes with the Committee. The cost estimates for each scenario were also reviewed. The estimated costs vary from \$4,326,281 (6 classrooms) to \$6,270,519 (8 classrooms) for the different options, with the courtyard being the least expensive.

DRA required that the Committee choose one scheme for them to expand on over the next several weeks. The goal is to provide a more detailed basis for costing and direction for the project. The results will be presented at meetings with several different boards in the coming weeks. The amount budgeted by the Town in its Capital Plan for this project is \$4.45 million.

The Committee discussed all of the options and whether they met the long term needs of the High School. Phasing the project was discussed. Having the storage unit as an add alternate to the construction bid document was considered. Separating the cafeteria expansion and the classroom addition into two separate projects was discussed.

After much discussion the Committee decided that DRA should move forward with Option G (8 classrooms) and cafeteria expansion scenario. DRA was asked to have cost analysis line items for eight classrooms, allowing for scaling back to six classrooms, and allowing for the separation of the cafeteria should the project be split.

Handouts: updated options, cost estimates

D. Adjournment

The meeting was adjourned at 10:40 PM.

The next PPBC meeting will be on Monday, March 23, 2015 at 7:30 PM, at the Needham Library Community Room.

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.