

PERMANENT PUBLIC BUILDING COMMITTEE
TOWN OF NEEDHAM
MINUTES OF MEETING

Date: October 19, 2015

Time: 7:30 PM

Location: PSAB

Attendance

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

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

User Representatives: Matt Toolan Park & Rec. Commissioner, Rosemary Rep.
Patty Carey Park & Rec. Director, Rosemary Rep.
Heidi Black School Committee, H.S. & Hillside Rep.
Aaron Sicotte HS Assist. Principal, H.S. Rep.
Susan Neckes School Committee, Hillside Rep.

Other Attendees: Tom Scarlata Bargmann Hendrie & Archetype
Cal Olson Drummey Rosane Anderson
Don Walter Dore & Whittier Architects
Cindy Chaston Park & Rec. Commissioner
Mike Retzky Park & Rec. Commissioner
David DiCicco Park & Rec. Commissioner
Robyn Fink Park & Rec. Assist. Director
Ann Gulati School Finance Director
John Connelly Finance Committee

Minutes prepared by: Kathryn Copley Administrative Specialist

A. Approval of Minutes

The Committee was sent the minutes from the October 6th PPBC meetings. Mr. Schifilliti made a motion that the Committee approve the minutes of this meeting. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

B. Rosemary Pool

Matt Toolan (Park & Recreation Commissioner), Patty Carey (Park & Rec. Director), Cynthia Chaston, Mike Retzky, David DiCicco, Chris Gerstel (Park & Recreation Commissioners) and Tom Scarlata (BH+A) attended the meeting.

Mr. Toolan reported that the Rosemary Pool Advisory Committee, a nine member advisory group chosen to represent a cross section of interests related to the pools anticipated design, has been meeting once a month to discuss the pool renovation and give their input. BH+A, on September 28th, presented three updated options to the Park and Recreation Commission. Option 1 includes two pools; one for laps/competition, one for recreation, next to each other by the lake. Option 2 includes two pools; one for laps/competition, one for recreation, next to each other by the lake with the possibility of enclosing the competition pool in the future. Option 3a includes two pools; one on the hill near the bath house for laps/competition with the possibility of enclosing it in the future and one for recreation by the lake.

BH+A was asked to provide an order of magnitude estimate for the premium cost to construct an outdoor 6 lane competition pool at the higher level. The estimate came to \$1.5 to \$2 million. The cost of updating the bath house for year round use was not included in the estimate nor was the operating cost for such a facility.

The pros and cons of each option were reviewed. The upper site is just too small to have a standard size 8-lane competition pool. It was noted that Needham could never host a swim meet with the size pool that fits the site at the higher level. The cost of preparing the infra-structure that would support enclosing the competitive pool was felt not to be a good use of funds since it may never be realized.

In order to optimize the site and meet the programming needs the Park & Recreation Commission voted to go forward with Option 1 (includes two pools; one for laps/competition, one for recreation with walking lanes, next to each other by the lake) as the conceptual plan. There will be no enclosed structure. The design will evolve as the project goes forward since the size of the pools drives the size of the bath house and parking lot. The survey is being finalized, and the designer is researching project permitting issues that will influence the design.

Mr. Schifilliti made a motion to accept the recommendation made by the Park & Recreation Commission to go forward with the Option 1 design. Ms. Carey seconded the motion. The motion was then voted upon and approved unanimously.

A preliminary meeting with the DEP is scheduled for October 21st. The DEP is looking for a solution that will no longer necessitate the need to drain the lake and will not lead to additional fill in the lake.

Handouts: 9/28/15 presentation, 10/19/15 BH+A memo, 10/19/15 presentation

C. High School Cafeteria Expansion

Heidi Black (School Committee), Aaron Sicotte (H.S. Assist. Principal) and Cal Olson (DRA) attended the meeting.

Mr. Taliep reported on the progress of the project. The scope of work has been fine tuned. There have been cost reductions in exterior hardscape and technology. The

specifications and drawings were refined. The cost estimates provided by the two independent cost estimators reflect this reduction in scope and refinement. The reconciled cost estimate is now \$2.27 million down from \$2.67 million and represents a \$2.1 additional cost to carry the construction through completion after deducting \$170,000 in DESE and remaining appropriated funds available.

Mr. Schifilliti made a motion that the Committee vote to accept the recommendation of the Architect and OPM for a total of \$2.1 million to be carried on the November 2015 Special Town Meeting warrant for construction funding. Ms. Black seconded the motion. The motion was then voted upon and approved unanimously.

The General Contractor prequalification process is complete. Mr. Taliep reviewed the results of the process. The sub-committee prequalified five of the six companies that submitted applications. They are Colantonio, Inc., Maron Construction, Northern Contracting, O'Connor Constructors and Paul J. Rogan, Inc. GTC Construction was not prequalified due to several low DCAM scores and related factors included in their submission.

Mr. Schifilliti made a motion that the Committee go forward with the sub-committees recommendation of the five prequalified general contractors. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

Mr. Taliep proposed that the project request the proprietary use of ENE Systems who has proprietary access to Building Management System (BMS). This system is used in the Town's other buildings and the High School. Having the same system would facilitate the software integration into the existing building. ENE Systems would be a sub-contractor to the general contractor.

Mr. Schifilliti made a motion that the Committee request the use of ENE Systems to install the proprietary BMS in the cafeteria expansion. Ms. Espada seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: Daedalus Cost estimate, Cost Estimate Comparison, Budgets, Proprietary Building Management System memo, Pre-Qualified GC Bidders

D. Hillside School Feasibility Study

Heidi Black, Susan Neckes (School Committee), Don Walter and Michele Rogers (Dore & Whittier) attended the meeting.

Mr. Haff reported on the progress of the project. A list of frequently asked questions from prior presentations will be posted on the School website. The options for the preferred site were narrowed down to two at the last meeting. The remaining two options are Option E1A (K-5 School at DeFazio) and Option J3A (New School on Central Avenue dependant on land purchase).

The acquisition process of the Central Avenue site is ongoing. A warrant article will be in the November 2015 Special Town Meeting allowing for the acquisition. Both sites have challenges. However it was determined that nothing precludes either site in meeting the required needs of placing a school on the site.

Mr. Schifilliti made a motion that the Committee move both remaining options forward to allow the School Committee to decide which option best serves the Town. Ms. Espada seconded the motion. The motion was then voted upon and approved unanimously.

The MSBA sent review comments for the PDP submission. Responses to their comments are requested. The comments were more expansive than anticipated and the result of the MSBA having altered their approach in order that their concerns are addressed early in the process. Some of the comments are regarding options that have already been dismissed.

The MSBA requires school buildings to be certified under either the LEED for Schools V.4 or the N.E. CHPS sustainability programs. The LEED for Schools is being recommended by Dore & Whittier's consultant and supported by the OPM.

Mr. Schifilliti made a motion that the project go forward with the LEED for Schools V.4 sustainability program. Ms. Black seconded the motion. The motion was then voted upon and approved unanimously.

Dore & Whittier believes that the project could achieve the LEED Silver level with not too much effort. A draft LEED score was distributed for review. Mr. Haff requested that a sustainability sub-committee including Mr. Kent and Ms. Espada meet with Mr. Laffey and the designers to target a path forward for LEED Silver designation. This sub-committee will report back to the PPBC at their next meeting when the committee will be asked to vote on this issue.

Mr. Haff proposed that the project request the proprietary use of the Samsung Phone System for the school. This system is used at all of the other buildings in Town. Having the same system would facilitate the integration into the existing Town phone system.

Mr. Schifilliti made a motion that the Committee request the proprietary use of the Samsung Phone System. Ms. Black seconded the motion. The motion was then voted upon and approved unanimously.

Mr. Haff proposed that the project request the proprietary use of ENE Systems who has proprietary access to Building Management System (BMS). This system is used in the Town's nineteen other buildings. Having the same system would facilitate the software integration into the existing Town energy management system. ENE Systems would be a sub-contractor to the general contractor.

Mr. Schifilliti made a motion that the Committee request the use of ENE Systems to install the proprietary BMS in the cafeteria expansion. Ms. Black seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed PSS #5 from Dore & Whittier in the amount of \$17,000.00 for additional testing and engineering services. The PSS was reviewed and approved by Mr. Haff. Mr. Schifilliti made a motion that the Committee approve the PSS. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

An additional \$45,000.00 is being requested for Architectural fees and “other” services and will be presented in a warrant at the upcoming November 2015 Special Town Meeting. The MSBA will also be asked to increase the Feasibility Study budget.

The Committee reviewed an invoice from Dore & Whittier Architects in the amount of \$11,467.50 for services thru September 2015. The invoice was reviewed and approved by Mr. Haff. Mr. Schifilliti 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: The Green Engineer memo, Preliminary LEED scorecard, Site Evaluation Matrix

E. St. Mary Street Pump Station

The Committee reviewed an invoice from Dell Computer in the amount of \$855.86 for a computer within the project Technology budget. The invoice was reviewed and approved by Mr. Taliep. Mr. Schifilliti 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.

The Committee reviewed an invoice from CDW Government in the amount of \$2,884.93 for switch gear within the project Technology budget. The invoice was reviewed and approved by Mr. Taliep. Mr. Schifilliti 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.

F. Adjournment

The meeting was adjourned at 9:55 PM.

The next PPBC meeting will be on Tuesday, November 3, 2015 at 7:30 PM, at the Public Services Administration Building.

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.