

PERMANENT PUBLIC BUILDING COMMITTEE
TOWN OF NEEDHAM
MINUTES OF MEETING

Date: November 16, 2015

Time: 7:30 PM

Location: PSAB

Attendance

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

Absent:

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

User Representatives: Matt Toolan Park & Rec. Commissioner, Rosemary Rep.
Patty Carey Park & Rec. Director, Rosemary Rep.
Susan Neckes School Committee, Hillside Rep.

Other Attendees: Joel Bargmann Bargmann Hendrie & Archetype
Don Walter Dore & Whittier Architects
Michele Rogers Dore & Whittier Architects
Cindy Chaston Park & Rec. Commissioner
Robyn Fink Park & Rec. Assist. Director
Christopher Coleman Assistant Town Manager/Director of Operations

Minutes prepared by: Kathryn Copley Administrative Specialist

A. Approval of Minutes

The Committee was sent the minutes from the October 19th 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) and Joel Bargmann (BH+A) attended the meeting.

Mr. Bargmann updated the Committee on the progress of the project. The Committee had previously voted to approve the Option 3 pool design. There are options for the bathhouse portion of the project. Option 1 would renovate the existing building with new changing rooms on the lower level and a multipurpose room on the upper level; add a one story addition to the north with filter room and storage on the lower level and an open roof deck above; with an addition to the south for access control, first aid and guard rooms adjacent to the parking lot and a new stair and elevator connecting both floors.

Option 1 also included a third level of office space above the existing building. Option 2 would renovate the existing building with a larger addition to the north side to accommodate the new changing rooms and guard room with the multipurpose room above. The existing lower floor would remain as filter and storage space and the upper level gutted and refinished as office space. A new elevator and stair is added to the SE corner. Option 3 would consist of all new construction of a two story building with a layout similar to Option B. The construction cost estimates at this stage for the base building options are \$4.9 million for Option 1, \$4.0 million for Option 2 and \$4.4 million for Option 3. The preliminary cost estimates for adding an additional 3,600 square feet of office space are in the range of \$1.0 to \$1.2 million. Costs are escalated to 2017. The lower parking lot in all options can accommodate 67 cars and 26 parking spaces would be available at the upper parking lot. The requirement for parking spaces would increase if additional office space were added to the site.

The Town Manager had suggested exploring the possibility of the added office space at the Rosemary Pool site. Before any definitive answer can be made it is necessary to understand what the incremental costs would be for the entire project. Currently the projected construction costs for the project appear to exceed those used in the Master Plan Study. This decision would have to be made by the user groups; the Selectmen, Town Manager and Park & Recreation Commission. The requirements for parking spaces and operational costs would increase if additional office space were added to the site.

In order to go forward on the schematic design, the Committee needs to give direction to BH+A on where to focus the design. It is anticipated that by the end of the year most of the design direction will be made and the designer can proceed into schematic design.

The Committee reviewed an invoice from Bargmann Hendrie & Archetype in the amount of \$37,300.00 for services thru September 2015. The invoice was reviewed and approved by Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Ms. Carey seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: 11/16/15 presentation

C. Senior Center Construction

The Committee reviewed an invoice in the amount of \$527.44 and a credit in the amount of \$252.60 (net amount \$274.84) from National Lumber for installing the base for the awning. 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.

The Committee reviewed an invoice from Annese Electric for the remaining amount of \$210.25 for installing the flagpole lighting. 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.

D. Hillside School Feasibility Study

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

Mr. Haff reported on the progress of the project. The Town Manager is in talks with Wellesley regarding use of their land next to the Owens property for a play area and nature trail. The Warrant Article #13 in the November 2015 Special Town Meeting was approved, allowing for the acquisition of the Owens property. The Special Town meeting also approved Warrant Article #12 for an additional \$45,000 for the Feasibility Study.

It is anticipated that the new school building will be 90,927 square feet and cost estimate of \$62.4 million. This estimate will be refined as the project continues. Construction costs have escalated since earlier estimates were prepared. The Preferred Schematic Report (PSR) will be submitted to the MSBA on December 1st. A draft Executive Summary was handed out at the meeting.

The project will be designed to achieve LEED for Schools Silver Certification. At this time 37 points out of the 40 to 49 points needed have been deemed probable in the design.

The delivery method for construction needs to be decided upon. The Construction Manager at Risk delivery method provides input from the contractor; preferably in the schematic design. This method may add approximately 2 to 5% onto the construction estimate. This method would need to first be approved by the Inspector Generals office. A decision on whether to use the CMR method or not needs to be made by the end of the year to meet the time frame desired.

Mr. Kent made a motion that the Permanent Public Building Committee approves the submission of the Hillside Elementary School Preferred Schematic Report (PSR) to the Massachusetts School Building Authority. (Certified copy of the vote is attached) Ms. Espada seconded the motion. The motion was then voted upon and approved unanimously. 7 yays, 0 nays, 0 abstentions (two members absent)

The Committee reviewed an invoice from Dore & Whittier Architects in the amount of \$16,967.50 for services thru October 2015. The invoice was reviewed and approved by Mr. Haff. 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: PSR draft, estimated project costs, LEED scorecard, Space summary, preliminary design pricing, CMR timeline, MSBA reimbursement rate calculation, HVAC systems overview

E. High School Cafeteria Expansion

The Committee reviewed an invoice from Daedalus in the amount of \$6,849.00 for cost estimating services thru October 2015. The invoice was reviewed and approved by Mr. Popper. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Schneider seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed an invoice from Drummey Rosane Anderson in the amount of \$2,559.60 for services thru October 2015. The invoice was reviewed and approved by Mr. Taliep. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Schneider seconded the motion. The motion was then voted upon and approved unanimously.

F. Salt Shed Construction

The Committee reviewed an invoice from Weston & Sampson in the amount of \$11,002.20 for ongoing remediation services. The invoice was reviewed and approved by Mr. Haff. 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.

Mr. Haff indicated that a request for bird netting on the large bay doors has been received from the DPW. There is \$44,395.00 left of the construction budget. Mr. Kent requested that someone from the DPW explain why the netting is needed.

G. Adjournment

The meeting was adjourned at 9:40 PM.

The next PPBC meeting will be on Monday, November 30, 2015 at 7:30 PM, at the Town Hall.

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.