

PERMANENT PUBLIC BUILDING COMMITTEE
TOWN OF NEEDHAM
MINUTES OF MEETING

Date: January 11, 2016

Time: 7:30 PM

Location: Needham Library

Attendance

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

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

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

Other Attendees: Joel Bargmann Bargmann Hendrie & Archetype
John Connelly Finance Committee

Minutes prepared by: Kathryn Copley Administrative Specialist

A. Approval of Minutes

The Committee reviewed the minutes from the December 14th PPBC meeting. Mr. Kent made a motion that the Committee approve the minutes. Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously.

B. Hillside School Feasibility Study

Susan Neckes (School Committee) attended the meeting.

There was a Facilities Assessment Subcommittee (FAS) meeting at the Massachusetts School Board Authority (MSBA) on January 6, 2016, that was attended by Mr. Kent, Mr. Popper, Mr. Haff, Kate Fitzpatrick, Dan Gutekanst, Connie Barr, Michael Kascak and Dore & Whittier. This resulted from a review of the project submittal of Preferred Schematic Report (PSR) and is a required step in the approval process before going to Board vote authorizing the project move into Schematic Design. The questions that the MSBA had asked in an earlier letter were discussed. The FEMA floodplain will be adjusted to Elevation 85. The Letter of Map Amendment (LOMA) process is underway and it is believed that it will be granted by FEMA.

It is anticipated that at the next Board meeting on January 27, 2016 the MSBA will approve the project to proceed to the next step in the MSBA process. The MSBA stated

that the work done to date was well thought out and complete. They were satisfied with the education program and felt the design was good. They have not established a final reimbursement rate yet. The current rate of reimbursement for the Feasibility Study is 32.47%.

The part of the playing field that is on Wellesley property will not be eligible for reimbursement (and later determined cannot be in the project scope).

Mr. Kent indicated that low levels of EPH have been found on site in the soil. Because the property is close to the Wellesley water supply this needs to be treated as a Zone 2 contaminant. Information is being gathered and once the findings are received the next steps will be taken.

Dore & Whittier presented a proposal for Additional Geotechnical Investigation, PSS #6, with a not to exceed limit of \$49,500. The investigation will need to define the extent of the contamination and find its source. It is not expected to be a major issue.

The initial LSP report of the soil and water samples has been given to the owner's attorney on December 21, 2015. They have 120 days to provide notice to DEP. It is the property owner's responsibility to report to the DEP. They will need to identify and remediate the contaminant.

The Towns will be keeping track of the investigation expenditures and will ask the owner to cover these costs. An escrow out of the property purchase price may be established to recover the cost of clean-up, and DEP reporting.

The Committee reviewed PSS #6 from Dore & Whittier Architects in an amount not to exceed \$49,500.00 for additional Geotechnical services at the Central Avenue site. These services will initially be funded by the land acquisition appropriation. Mr. Kent made a motion that the Committee approve PSS #6. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

The Selectmen are currently investigating the value and availability of 609 Central Avenue as a potential addition to the school site.

Handouts: Central Ave GeoTech Report, PSS #6, MSBA Facility Assessment Sub-Committee presentation

C. Rosemary Pool

Matt Toolan (Park & Recreation Commissioner), Patty Carey (Park & Rec. Director) and Joel Bargmann (BH+A) attended the meeting.

Mike Retzky has been hired by the Public Facilities Department, Construction Division as project manager and will initially cover the Rosemary Pool Project. He was formerly a Park and Recreation Commissioner until his resignation last week. He is a Civil

Engineer who worked at CDM Smith for 30 years as a Construction Manager and Construction Representative.

There have been discussions with Park & Recreation Commission, the Board of Selectmen and the Finance Committee as to what is wanted for the Rosemary Pool and building. Discussions revolved around a seasonal facility or a year round facility with a multipurpose room and/or offices.

Mr. Toolan indicated that the Commission asked the architect to see if shrinking the pool would cut costs and what various scenarios would look like. It turns out that a smaller 12,000 square foot pool would have minimal savings, which are not sufficient to warrant a change from the current design.

The Commission at their meeting earlier in the evening selected Option C as previously presented by BH+A. It has the two pool option and a two story building, which includes a multipurpose room and offices for two Town departments. The access grade would have to be changed and an additional 27 parking places would be needed. The elevation of the pool would be raised out of the pond.

BH+A will combine schematic design with design development drawings and have them costed by their cost estimator in time for vetting by the PPBC in early April. The estimate will be provided at the May 2016 Annual Town Meeting with a request for additional design funding for approval to continue with the construction documents and permitting.

The Committee reviewed an invoice from Bargmann Hendrie & Archetype in the amount of \$21,700.00 for services thru November 2015. The invoice was reviewed and approved by Mr. Haff. 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 PSS #2 from Bargmann Hendrie & Archetype in the amount of \$22,340.00 for year round use study and additional cost estimating. Mr. Kent made a motion that the Committee approve PSS #2. Ms. Carey seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: PSS #2, Budget, BH+A invoice, drawings

D. Adjournment

The meeting was adjourned at 9:00 PM.
The next PPBC meeting will be on Monday, January 25, 2016 at 7:30 PM, at the Needham Town Hall, Great Plain 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.