

PERMANENT PUBLIC BUILDING COMMITTEE
TOWN OF NEEDHAM
MINUTES OF MEETING

Date: June 13, 2016

Time: 7:30 PM

Location: Town Hall

Attendance

PPBC Members: Present: George Kent, Stuart Chandler, Roy Schifilliti,
Peter Schneider, Irwin Silverstein

Absent: Natasha Espada, Paul Salamone

Hank Haff (Sr. Project Manager)

Mike Retzky (Project Manager)

User Representatives: Heidi Black School Committee, Hillside Rep., H.S. Rep.
Aaron Sicotte HS Assistant Principal, H.S. Rep.
Susan Neckes School Committee, Hillside Rep.
Patty Carey Park & Recreation Director, Rosemary Rep.

Other Attendees: Judd Christopher Drummey Rosane Anderson
Don Walter Dore & Whittier Architects
Michele Rogers Dore & Whittier Architects
Tom Scarlata Bargmann Hendrie & Archetype

Minutes prepared by: Kathryn Copley Administrative Specialist

A. Approval of Minutes

The Committee reviewed the minutes from the May 24th PPBC meeting. Mr. Kent made a motion that the Committee approve the minutes. Mr. Chandler seconded the motion. The motion was then voted upon and approved unanimously.

B. High School Cafeteria Expansion

Heidi Black (School Committee), Aaron Sicotte (H.S. Assistant Principal) and Judd Christopher (DRA) attended the meeting.

Mr. Haff reported on the progress of the project. The contractor is on schedule. The footings were placed in May. The foundations were placed on June 1. Backfilling has taken place. There has been independent concrete and compaction testing performed by UTS. The last day of school is this coming Friday, June 17. The parking lot will be closed to the public starting June 20. It will be used for laydown and contractor parking. The steel will be delivered this weekend and it is expected that steel erection will start Monday, June 20.

The water collected from the roof goes into a 24 inch perforated pipe surrounded by stone and infiltrates into the soil, before discharging into the storm sewer. A six inch drain line collects the paved terrace runoff.

The Committee reviewed Payment Requisition #4 from Paul J. Rogan Co., Inc. in the amount of \$118,746.35 for work thru June 10, 2016. The requisition was reviewed and approved by the Architect and Mr. Haff. 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 CO #4 from Paul J. Rogan Co., Inc. in the amount of \$7,070.00 for two additions: 1) 40% of the additional cost for the moveable partition and 2) for installation of Kawneer Curtainwall in lieu of Storefront system. The change order was reviewed and approved by the Architect, Mr. Popper and Mr. Haff. Mr. Kent made a motion that the Committee approve CO #4. Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed an invoice from Drummey Rosane Anderson Architects in the amount of \$4,555.00 for services thru May 2016. The invoice was reviewed and approved by Mr. Haff. 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 UTS of Massachusetts in the amount of \$1,205.00 for testing services thru June 7, 2016. The invoice was reviewed and approved by Mr. Haff. 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.

Handouts: Photos, updated budget, anticipated cost log, CO #4

C. Hillside School Feasibility Study

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

Mr. Retzky reported that the site preparation work is basically completed. The turkey grease contaminated soil has been removed and not as much soil needed to be removed from the site as anticipated. Restoration of the remediated area is underway. The area has been hydro-seeded and is being watered daily by the contractor P.M. Zilioli, Inc.

The abutters to the site will be notified regarding the building demolition schedule as they were for the site preparation. Cynthia Road will be added to the next notification. Information will also be posted on the Hillside School website as provided by PFD-Construction to the School Committee Reps.

The anticipated demolition schedule is as follows: Bid documents available on July 13, Bids due on August 3, Contract Award on August 8, Contract completion on December 1, 2016, and loam and seed site restoration by no later than May 15, 2017.

Dore & Whittier is adjusting the scope of work for the demolition bid documents. The documents will be requesting prices for all of the buildings. Some of them will be deduct alternates. It is anticipated that 45 Sunset Road will serve as the construction trailer and 609 Central Ave will not be owned by the Town until September 1, 2016. The store and the barns

will be the priority for demolition, then the houses on the northern part of the property and then the southern end.

The new Hillside School Schematic Design drawings were delivered to the MSBA. There will be a Project Scope and Budget conference with the MSBA on June 28th attended by several Town representatives. July 20 is the scheduled MSBA Board meeting where the Schematic Design is anticipated to receive approval.

The fall Special Town Meeting may be moved to early October in order to get the funding in place. The override question will be placed on the November 8th Election ballot for vote.

A zoning by-law amendment regarding equipment on a school or municipal building is anticipated. The amendment would allow an additional 15 feet of mechanical equipment to be above the allowed building height for all schools and municipal buildings. This is anticipated to be presented at the October Special Town Meeting.

The MSBA Board recently voted to increase the per square foot reimbursement rate for eligible costs from \$299 to \$312.

The Committee reviewed an invoice from Dore & Whittier Architects in the amount of \$30,525.00 for services thru May 2016. 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.

The Committee reviewed an invoice from Dore & Whittier Architects in the amount of \$2,942.50 for remediation services thru May 2016. The invoice was reviewed and approved by Mr. Haff. 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.

Handouts: Agenda, Budget updates, Photos of site preparation

D DPW Feasibility Study

The Committee reviewed an invoice from Weston & Sampson in the amount of \$15,200.00 for services thru April 2016. The invoice was reviewed and approved by Mr. Popper. 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.

E. St Mary Street Pump Station

The Committee reviewed an invoice from Grainger in the amount of \$149.82 for fire extinguisher mount and signs. The invoice was reviewed and approved by Mr. Popper. 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.

F. Rosemary Pool

Patty Carey (Park & Recreation Director) and Tom Scarlata (BH+A) attended the meeting.

Mr. Scarlata reported on the progress of the project. The project will be moving into Phase II, Construction Documents, Permitting and Bidding Schedule. BH+A will present their PSS #5 for CD and Bidding Phase II services at the next PPBC meeting.

The architect will need to provide a traffic and parking study for planning and permitting for the Conservation Commission and Planning Board. They have had informal meetings with the Planning Department and the Conservation Commission. There will be a submission to Planning on September 13, 2016. 90% Construction Documents will be done by the end of October 2016. The project will be out to bid in the spring of 2017. It is anticipated that bids will be in hand for the Annual Town Meeting in May 2017 for approval and construction funding. The contract could then be signed in June 2017. Start of construction in June 2017 will preclude a pool opening in the summer of 2017.

The lake will need to be dredged to remove approximately 15 to 18 inches of sediment. The Town, under the DPW/Engineering Department has hired BETA to design the project. There are ongoing efforts to coordinate the pool project with the dredging project during the fall of 2017. If Mass DEP allows the lake draining one last time it will have a cost savings for both projects.

The CPC application for the project funding will be due on December 1, 2016.

Handouts: Agenda, Schedule

G. Adjournment

The meeting was adjourned at 9:10 PM.

The next PPBC meeting will be on Monday, June 27, 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.