

PERMANENT PUBLIC BUILDING COMMITTEE
TOWN OF NEEDHAM
MINUTES OF MEETING

Date: April 9, 2018

Time: 7:30 PM

Location: Library

Attendance

PPBC Members: Present: George Kent, Stuart Chandler, Richard Creem, Natasha Espada, Irwin Silverstein, Gene Voloshin
Absent: Roy Schifilliti

PFDC Staff: Steve Popper (Director of Design and Construction)
Hank Haff (Sr. Project Manager)
Mike Retzky (Project Manager)

User Representatives: Susan Neckes School Committee, Hillside/Williams Rep.
Michael Kascak Hillside Principal, Hillside/Williams Rep.
Aaron Sicotte NHS Principal, H.S. Expansion Rep.
Patty Carey Park & Recreation Director, Rosemary Rep.

Other Attendees: Bill Roche Daedalus Projects
Don Walter Dore & Whittier Architects
Steve Rocamboli Hillside School parent
Gregg McGuirl Consigli Construction
Chris Gerstel Park & Rec. Commissioner
Tom Scarlata Bargmann Hendrie & Archetype

Minutes prepared by: Kathryn Copley Administrative Specialist

A. Approval of Minutes

The Committee reviewed the minutes from the March 26, 2018 PPBC meeting. Mr. Silverstein made a motion that the Committee approve the minutes as presented. Mr. Creem seconded the motion. The motion was then voted upon and approved.

B. Sunita L. Williams (Hillside) Elementary School

Susan Neckes (School Committee), Michael Kascak (Hillside Principal), Steve Rocamboli (Hillside School parent), Don Walter (Dore & Whittier) and Bill Roche (Daedalus) attended the meeting. Michael Kascak, the Principal of the Hillside Elementary School, has been appointed by the School Committee to be the second user agency project representative, replacing Heidi Black, for the balance of the project.

Mr. Roche reported on the progress of the project. Progress is very good and the project is still ahead of schedule. Manpower is increasing on site as the project is going forward. The first concrete slab on deck pour is anticipated on April 18th.

Standard compacting and backfilling operation is occurring on the site. There have been some concern from neighbors regarding the vibrations affecting their houses. One homeowner several houses away from the site maintains that some of his walls have been cracked. UST set up a seismograph to record vibrations. The Contractor has been put on notice about the issue. The Contractor may choose to do a pre-survey of the houses. There is still a fair amount of compacting to be done.

The bid savings will continue to be tracked under contingency, in the Project Funding Agreement.

The Committee reviewed CO #2 from Bacon Construction in the amount of \$35,319.00 for seven adds and two credits. The change order was reviewed and approved by Mr. Haff and Dore & Whittier. Mr. Kent made a motion that the Committee approve the change order. Mr. Voloshin seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed Requisition #6 from Bacon Construction in the amount of \$1,121,619.45 for construction services thru March 2018. The invoice was reviewed and approved by Dore & Whittier and Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Creem 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 \$87,675.51 for services thru March 2018. 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 Daedalus in the amount of \$19,320.00 for services thru March 2018. The invoice was reviewed and approved by Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Ms. Espada seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed two invoices from Warner Larson in the amounts of \$3,000.00 each for services thru March 2018. 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 Hillside Knoll Trail and Fields bids are due on April 19th. Bacon Construction is expected to bid on the project.

Handouts: Agenda, Photos, Req. #6, CO# 2, Budget Update, Pending CO Log

C. High School Expansion

Heidi Black (School Committee), Aaron Sicotte (HS Principal), Don Walter, Glen Gollrad (Dore & Whittier), Christian Riordan and Dave Curry (Consigli) attended the meeting.

Mr. Haff reported on the progress of the project. Photos of the project were reviewed. The infiltration chamber construction is in and has been covered. The sewer structure has been

placed and the underpinning of the existing electrical room is underway. The relocation of the electrical conduit is scheduled during the April school vacation. The conduits are in the way of the new footings. The electricity will have to be shut off to do the work. There will be a full relocation which may affect the schedule. The potential delay in the steel erection is being evaluated. A recovery plan will be presented.

The filed sub rebids were received and Consigli has submitted their Amendment #2 in the amount of \$8,703,847 to reach the GMP of \$12,241,700. The Committee reviewed Amendment #2. Mr. Kent made a motion that the Committee approve Consigli Construction's Amendment #2 in the amount of \$8,703,847 to achieve a total GMP of \$12,241,700. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed Requisition #2 from Consigli Construction in the amount of \$251,783.00 for March 2018 services. The invoice was reviewed and approved by the Architect and Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Voloshin seconded the motion. The motion was then voted upon and approved unanimously.

Three FF&E quotes were received from vendors on the State Contract. The low quote was from W. B. Mason in the amount of \$150,772.81. The amount budgeted for FF&E was \$200,000. Mr. Kent made a motion that the Committee vote to accept the quote and proceed with W. B. Mason. Mr. Sicotte seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: Agenda, Requisition, Invoice, GMP summary

D. Rosemary Recreation Complex

Chris Gerstel (Park & Rec. Commission), Patty Carey (Director Park & Rec.) and Tom Scarlata (BH+A) attended the meeting.

Mr. Retzky reported on the progress of the project. There hasn't been any word from the Land and Water Conservation Fund as they are waiting for a response from the National Park Service. The family pool slide structure is being erected. The utility pole is in. Work inside the building continues. All rough work in the building has been completed. HVAC/Mechanical work in the building is ongoing. The ceiling grids/frames are being installed. Interior wood framing and wall construction is complete. Wallboard installation and plastering is ongoing. Priming and paint work is ongoing. Fire protection work is ongoing. Roofing work is proceeding. The pumps are set up. Site utility work is ongoing. Masonry work is ongoing.

An updated project schedule was delivered by G&R Construction on Friday and is being evaluated. The updated schedule has a current substantial completion date of August 6th. The original schedule had substantial completion at mid-June per the contract. Schedules provided after the original schedule showed dates in early to mid-July due to change order work and winter weather conditions. The Committee will be briefed at its next meeting on the status of the schedule.

The anticipated cost log total is \$336,300 leaving a contingency balance of \$22,528.

A quote for FF&E was received from Red Thread off the State Contract in the amount of \$212,626.69. Funds from the State in the amount of \$129,000 are anticipated to be received for the generator installation.

Discussions regarding the concrete pool deck is occurring. It is being proposed that two inch thick insulation be installed under the concrete deck with a stone layer (6" thick) to prevent possible heaving.

The Committee reviewed Change Order #10 from G&R Construction in the amount of \$23,449.27 for four items. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Voloshin seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed Requisition #10 from G&R Construction in the amount of \$1,201,071.69 for March 2018 services. The invoice was reviewed and approved by the Architect and Mr. Retzky. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed an invoice from Bargmann Hendrie & Archetype in the amount of \$30,654.50 for services thru February 2018. The invoice was reviewed and approved by Mr. Retzky. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: Agenda, Requisition, CO #10, Invoice, Photos, Budget update

E. Adjournment

The meeting was adjourned at 10:30 PM.

The next PPBC meeting will be on Monday, April 23, 2018 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.