PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: January 14, 2019	Time: 7:30 PM	Location: PSAB

Attendance

PPBC Members:	Present: George Kent, Stuart Chandler, Richard Creem, Natasha Espada, Roy Schifilliti, Irwin Silverstein Absent: Gene Voloshin	
BDCD Staff:	Steve Popper (Director of Design and Construction) Hank Haff (Sr. Project Manager) Ken Sargent (Sr. Project Manager) Mike Retzky (Project Manager)	
User Representatives:	Rick Merson	DPW Director, Fuel Island Rep.
	John Regan	Fleet Supervisor, Central Ave Storage Rep.
	Matt Borelli	Selectman, Memorial Park Rep.
	Mark Forbes	Memorial Park Trustee, Memorial Park Rep.
	John Schlittler	Police Chief, Public Safety Complex/FS2 Rep.
	Dennis Condon	Fire Chief, Public Safety Complex/FS2 Rep.
	Susan Neckes	School Committee, Hillside/Williams Rep.
	Michael Kascak	Hillside Principal, Hillside/Williams Rep.
	Matt Spengler	School Committee, Mitchell Rep.
	Greg Bayse	Mitchell School Principal, Mitchell Rep.
Other Attendees:	Mike Richards	Weston & Sampson Engineers
	Don Walter	Dore & Whittier Architects
	Mike Fields	Winter Street Architects
	Bill Roche	Daedalus Projects
	Keith Mercy	Kaestle Boos Associates
	Christian Riordan	Consigli Construction
	Gregg McGuirl	Consigli Construction
Minutes prepared by:	Kathryn Copley	Administrative Specialist

A. Approval of Minutes

The Committee reviewed the minutes from the November 13, 2018 PPBC meeting. Mr. Chandler made a motion that the Committee approve the minutes as presented. Mr. Voloshin seconded the motion. The motion was then voted upon and approved.

The Committee reviewed the minutes from the December 17, 2018 PPBC meeting. Mr. Chandler made a motion that the Committee approve the minutes as presented. Mr. Silverstein seconded the motion. The motion was then voted upon and approved.

B. Central Ave DPW Storage Buildings

Rick Merson, John Regan (DPW) and Mike Richards (Weston & Sampson) attended the meeting.

Mr. Gentile reported on the progress of the project. Fifteen GC bids were received on January 10, 2019. The lowest four bids were all within $100,000 and all were below the estimate. The three low bidders were:

Seaver Construction, Inc.	$3,935,633
L.D. Russo, Inc.	$3,946,000
M. O'Connor Contracting, Inc.	$4,022,000

Weston & Sampson is reviewing the bid packages and checking references. Weston & Sampson is recommending that the Committee award the contract to Seaver Construction, Inc. Their current workload is not big.

Mr. Kent made a motion that the Committee accept the low bidder Seaver Construction, Inc. bid in the amount of $3,935,633. Mr. Creem seconded the motion. The motion was then voted upon and approved.

The Committee reviewed an invoice from Weston & Sampson in the amount of $22,800.00 for services thru November 2018. The invoice was reviewed and approved by Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Merson seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: Agenda, Bid Tabulation, Invoice, Budget Update

C. Memorial Park Building

Matt Borelli (Selectman), Mark Forbes (Memorial Park Trustee) and Mike Fields (Winter Street Architects) attended the meeting.

Mr. Retzky reported on the progress of the project. The slabs on grade were placed within the main building as was the concrete deck in field storage area. All under slab MEPs were installed. Structural steel was erected in December. The GC began installation of the Water/Electrical/Tel-Data conduits and pipes. The Masonry sub has mobilized on site. They have erected scaffolding and staging around the building and have wrapped the building in tarp. Once the area is heated the CMU work will begin. The deck slab is expected be placed tomorrow morning.

The substantial completion date is currently July 1, 2019. The building will be needed for the 4th of July celebration.

The Committee reviewed an invoice from UTS of Massachusetts in the amount of $1,430.00 for services thru December 2018. The invoice was reviewed and approved by Mr. Retzky. Mr. Kent made a motion that the Committee approve the invoices for payment. Mr. Borelli seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed Requisition #6 from G&R Construction in the amount of $382,346.50 for December 2018 services. The requisition 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.

Handouts: Agenda, Photos, Budget update, Req., Invoice, Schedule update

D. Public Safety Complex & Fire Station #2

Dennis Condon (Fire Chief), John Schlittler (Police Chief), Keith Mercy (KBA), Christian Riordan and Greg McGuirl (Consigli) attended the meeting.

Mr. Sargent reported on the progress of the project. The Filed Sub Bids were received on December 6, 2018. The total for the FSB were over budget. The GMP target number in the Towns estimate is $54,290,000. The Committee had given Mr. Popper and Mr. Sargent the authority to move forward with negotiating the contract not to exceed the budgeted amount of $54,290,000.

The negotiated amount came to $54,281,750. Mr. Kent made a motion that the Committee go forward with Consigli Constructions GMP amount of $54,281,750. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

American Tower approved credit to the Town. Mr. Sargent visited the American Tower site. A secure room for the equipment is needed. The common room building in place cannot be used. There may be a separate space inside this building that would suffice, or a shed may have to be built by the Town. A generator will be needed for the needed HVAC. The microwave dishes will be placed at 190 feet on the tower.

Chris Heep is preparing permitting packages for the Dedham Planning and Zoning Boards.

The archeological survey required by NEPA will be done at the end of March. The application including the survey will be sent to the various native groups for review and comment. No further studies are recommended.

The tower design has unofficially started. An executed contract with Consigli is needed to go forward. Motorola’s equipment cost number has gone up. Mr. Sargent is asking for the backup and will review the equipment proposal along with Mr. Kent and Mr. Chandler.

Consigli is anticipating mobilizing on site on February 4th.

The Committee reviewed PSS #16 from Kaestle Boos Associates in the amount of $50,380.00 for Soil Testing services. The PSS was reviewed and approved by Mr. Sargent. Mr. Kent made a motion that the Committee approve the PSS. Mr. Condon seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed PSS #17 from Kaestle Boos Associates in the amount of $5,000.00 for Reproduction Expenses. The PSS was reviewed and approved by Mr. Sargent. Mr. Kent made a motion that the Committee approve the PSS. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed PSS #18 from Kaestle Boos Associates in the amount of $1,320.00 for Ground Penetrating Radar services. The PSS was reviewed and approved by Mr. Sargent. Mr. Kent made a motion that the Committee approve the PSS. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed Requisition #4 from Consigli Construction in the amount of $44,843.50 for construction services thru December 2018. The requisition was reviewed and approved by KBA and Mr. Sargent. 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 five invoices from Kaestle Boos Associates in the amounts of $148,000.00, $1,086.80, $1,650.00, $15,345.00 and $1,320.00 for services thru December 2018. The invoices were reviewed and approved by Mr. Gentile. Mr. Kent made a motion that the Committee approve the invoices for payment. Mr. Voloshin seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: Agenda, Invoices, Req., PSS's, GMP, Budget update

E. Sunita L. Williams (Hillside) Elementary School

Susan Neckes (School Committee), Michael Kascak (Principal), Don Walter (Dore & Whittier) and Bill Roche (Daedalus) attended the meeting.

Mr. Roche reported on the progress of the project. Eversource has been on site to set the transformer for the primary electric service. The project is at 2/3rd of the way complete. Installation of the casework is underway on the 1st and 2nd floors. Ceramic tile work has started. The curtain wall and windows installation pace has improved. The sub is making a good effort and is 70% complete. The sub has resealed, caulked and flashed the areas that failed the water infiltration test.

The Committee reviewed CO #11 from Bacon Construction in the amount of $59,486.00 for five adds, one credit and one zero dollar change. 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 #15 from Bacon Construction in the amount of $2,327,612.73 for construction services thru December 2018. The requisition 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 $79,801.51 for services thru December 2018. 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 an invoice from Daedalus in the amount of $19,320.00 for services thru December 2018. The invoice was reviewed and approved by Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Ms. Neckes seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed a revised invoice from Eversource Electric in the amount of $685.08 for the solar array application fee. The invoice was reviewed and approved by Mr. Roche. Mr. Kent made a motion that the Committee approve the invoices for payment. Mr. Chandler 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 $470.00 for services thru November 2018. The invoice was reviewed and approved by Mr. Roche. Mr. Kent made a motion that the Committee approve the invoices for payment. Mr. Chandler seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed Requisition #1 from Wayne J. Griffin Electric in the amount of $17,135.00 for construction services on the Solar Array thru December 2018. The requisition was reviewed and approved by Dore & Whittier and 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 CO #1 from Wayne J. Griffin Electric in the amount of $3,080.37 for two adds. 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. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: Agenda, Photos, Reqs, CO# 1, Budget Update, Pending CO Log

F. <u>Mitchell Modular Classrooms</u>

Matt Spengler (School Committee), Greg Bayse (Principal) and Don Walter (Dore & Whittier) attended the meeting.

The Special Town meeting requesting supplemental appropriation to enable the awarding of the project is scheduled for January 22, 2019. Article 1 is requesting an additional amount of $630,000 for the Mitchell Modular Classrooms in order for the Town to award the project and go forward with the bid from Triumph Modular. They were the only company to submit a proposal and bid and their bid was in the amount of $1,728,814.   The Committee had decided to ask Triumph to hold the bid until February 1 while additional funds are requested at a Special Town Meeting in January. This would allow the project award to Triumph Modular by February 1st and maintain the scheduled opening by September 2019.

In the meantime meetings have been conducted with Triumph Modular to clarify the bid. It has been determined that there could be a savings of approximately $108,000 due to specific revisions recommended in the evaluation of the proposal.

Mr. Creem made a motion to recommend going forward with Article 1 requesting the additional amount of $630,000 as proposed in the January 22, 2019 Special Town Meeting warrant. (which would enable the Town to award the Contract to Triumph Modular, the only bid received) Mr. Chandler 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 $9,000.00 for services thru December 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.

Handouts: STM Warrant, Schedule

G. High School Expansion

The Committee reviewed an invoice from Dore & Whittier Architects in the amount of $3,338.90 for services thru December 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.

Committee reviewed an invoice from Daedalus in the amount of $7,650.00 for services thru November 2018. The invoice was reviewed and approved by 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.

The Committee reviewed an invoice from FTG Security in the amount of $5,011.88 for the Main Door Access Control Package within budget. 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 two invoices from UTS of Massachusetts in the amounts of $1,457.50 and $25 for services thru December 2018. The invoices were reviewed and approved by Mr. Roche. Mr. Kent made a motion that the Committee approve the invoices for payment. Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: None

H. Adjournment

The meeting was adjourned at 10:15 PM.
The next PPBC meeting is scheduled for Monday, January 28, 2019 at 7:30 PM, at the PSAB Charles River 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.