

PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: January 27, 2020

Time: 7:30 PM

Location: PSAB

Attendance

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

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

User Representatives: Rick Merson DPW Director, Central Ave Storage Rep.
Susan Neckes School Committee, School Master Plan Rep.
Anne Gulati School Finance Director/School Master Plan & Emery Grover Study Rep.
Matt Spengler School Committee, Emery Grover Study Rep.

Other Attendees: Michael Greis School Committee, Green Needham
Walter Gray Power Options
Matt Shortsleeve Solect Energy
Beth Greenblatt Beacon Integrated Solutions
Don Walter Dore & Whittier Architects, Inc.
Michele Rogers Dore & Whittier Architects, Inc.
Jason Boone Dore & Whittier Architects, Inc.
Joel Bargmann Bargmann Hendrie & Archetype

Minutes prepared by: Kathryn Copley Administrative Specialist

A. Central Ave Storage/Jack Cogswell Building

Rick Merson (DPW), Walter Gray (Power Options), Matt Shortsleeve (Solect Energy), Beth Greenblatt (Beacon Integrated Solutions) and Steve Gentile (BDCD) attended the meeting.

Mr. Gentile reported on the progress of the project. A sixty-day extension for the Temporary Certificate of Occupancy will be sought as the land court issue has not yet been resolved. The TCO will continue until April 7, 2020.

The tight tank riser configuration was not built to specifications. Weston & Sampson's project engineer approved of the change request from the contractor, but the stamping engineer is hesitant to stamp the drawings. The change is contrary to the manufacturer's installation information. A longer warranty period is being negotiated with Seaver Construction and \$40,000 is being withheld while the issue is being resolved.

The lights will need occupancy sensors and a quote is being sought. The lights are not being turned off at night. The heaters will be controlled using a single temperature thermostat. A change order including these items will be forthcoming.

A draft of the dedication plaque was handed out for comments.

The Committee reviewed CO #7 from Seaver Construction in the amount of \$11,512.62 for five adds. The change order was reviewed and approved by Mr. Gentile and Weston & Sampson. Mr. Chandler made a motion that the Committee approve the change order. Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed Requisition #11 from Seaver Construction in the amount of \$31,513.00 for construction services thru December 2019. The requisition was reviewed and approved by Weston & Sampson and Mr. Gentile. Mr. Creem made a motion that the Committee approve the invoice for payment subject to steel being delivered. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

Mr. Chandler made a motion that the Committee approve the following invoices for payment:

Weston & Sampson Eng.	Services 11/19	\$1,856.00
Weston & Sampson Eng.	Services 12/19	\$3,712.00
Town of Needham	Police Detail	\$460.00

Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

Walter Gray from Power Options and Matt Shortsleeve from Solect Energy attended the meeting. Power Options is a non-profit energy consortium of which Needham is a member. Solect Energy develops, finances, installs and operates solar arrays. Mr. Shortsleeve reviewed the process that his company would perform if solar panels are put on the roof of the storage building. Mr. Shortsleeve indicated the possible return to Needham over twenty years would be between \$191,000 and \$225,000 with no upfront construction cost to the Town.

Handouts: Agenda, Req., CO, Invoices, Budget update

B. School Master Plan Study

Susan Neckes (School Committee), Anne Gulati (School Finance Director), Don Walter, Michele Rogers, Jason Boone (D&W) and Hank Haff (BD CD) attended the meeting.

Dore & Whittier reported on the progress of the project. The building and system conditions of the schools have been reviewed and an existing facilities conditions draft report is being prepared. There are capacity issues at the Eliot, High Rock and Mitchell schools and there are infrastructure challenges at the Mitchell and Pollard schools. All the options being explored will require managing by town wide redistricting and class size.

Code compliance triggers were reviewed. During the current temporary use by Police and Fire, the building was reclassified to a business use. Assessment of the reuse of Hillside School as educational swing space was reviewed. It appears to be an inadvisable route due to the cost of meeting current building codes for its educational building reclassification.

Dore & Whittier reviewed six scenarios that are being explored that include different grade configurations at schools in the district. These scenarios emanated from discussions with the assigned working group assembled by the School Department.

Dore & Whittier will have a draft of the building assessments at the February 24th meeting. The step after that will be to develop capital improvement reports with cost estimates.

The Committee reviewed an invoice from Dore & Whitter in the amount of \$8,825.00 for services thru December 2019. The invoice was reviewed and approved by Mr. Haff. Mr. Chandler made a motion that the Committee approve the invoices for payment. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: None

C. Emery Grover Building Study

Matt Spengler (School Committee), Anne Gulati (School Finance Director), Joel Bargmann (BH+A) and Hank Haff (BDGD) attended the meeting.

Mr. Bargmann reviewed alternate site options. Option 1 included demolishing the Emery Grover building and erecting a new building. Option 2 included a façade restoration of the Emery Grover with a new building addition. Option 3 was for renovating the Emery Grover with an addition. Option 4 was to build a new building on the Stephen Palmer site on May Street. Option 5 was to build a new building on Great Plain Avenue on the Green Field site, relocating the field to the Stephen Palmer building site. Option 6 was for a new building at the Hillside School site. The last three options allow for a full program including 1,200 square foot conference room, day care and a centralized school IT Department.

The Committee proposed narrowing down the options being studied, and the three most favorable options were Option 5 - build a new building on Great Plain Avenue on the Green Field site, relocating the field to the Stephen Palmer building site; Option 6 a new building at the Hillside School site; and Option 3 - renovating Emery Grover with an addition. The Working Group will review the work prepared by BH+A and be consulted for their opinion.

The Committee reviewed an invoice from Bargmann Hendrie & Archetype in the amount of \$24,500.00 for services thru November 2019. The invoice was reviewed and approved by Mr. Haff. Mr. Creem made a motion that the Committee approve the invoices for payment. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: None

D. Memorial Park Field House

Mr. Chandler made a motion that the Committee approve the following invoices for payment:

Rist-Frost-Shumway Engineers	Commissioning 12/19	\$1,155.00
Isaac's Moving & Storage	Moving Ridge Hill to MPFH	\$1,393.92

Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

E. Mitchell Modular Classrooms

Mr. Chandler made a motion that the Committee approve the following invoices for payment:

Dore & Whitter Architects	Arch Services 12/19	\$1,125.00
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Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

F. Sunita L. Williams (Hillside) Elementary School

Mr. Chandler made a motion that the Committee approve the following invoices for payment:

School Specialty	Coil Board	\$427.92
Robert H. Lord	Chairs	\$6,883.20
Falcetti Piano	Piano	\$5,175.00
School Health	Audiometer	\$2,305.00
Moffett Turf Equipment	Ventrac SSV Tractor	\$28,876.20
Signet Electronic	Security Service	\$607.50
Tangible Play	Osmo coding game	\$1,752.00
Convergint Technologies	Avigilon Software Lic.	\$8,536.80
Apple Inc.	iPads, Displays, Logitech	\$8,546.25
Apple Inc.	Credit	-\$4,140.00
Apple Inc.	USB power adapter	\$680.00
Apple Inc.	Mac Mini	\$1,229.00
Apple Inc.	iPads	\$3,289.00
Apple Inc.	Mac Books	\$11,790.00

Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

G. Other Business

It was suggested that meteorological equipment be placed on the RTS Public Safety Tower to benefit the DPW, Public Safety departments and the schools. A quote for equipment will be requested.

H. Adjournment

The meeting was adjourned at 10:10 PM.

The next PPBC meeting is scheduled for Monday, February 10, 2020 at 7:30 PM, at the Library Community 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.