

PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: December 14, 2020	Time: 7:00 PM	Location: Zoom Cloud
Attendance		
PPBC Members:	Present: Stuart Chandler, Richard Creem, Natasha Espada, George Kent, Roy Schifilliti, Irwin Silverstein, Gene Voloshin Absent:	
BDCD Staff:	Steve Popper (Director of Design and Construction) Hank Haff (Sr. Project Manager) Ken Sargent (Sr. Project Manager) Mike Retzky (Project Manager) Steve Gentile (Project Manager)	
User Representatives:	Dennis Condon John Schlittler	Fire Chief, Public Safety Complex/FS2 Rep. Police Chief, Public Safety Complex/FS2 Rep.
Other Attendees:	Keith Mercy Myles McDonough	Kaestle Boos Associates Consigli Construction
Minutes prepared by:	Kathryn Copley	Administrative Specialist

This meeting was posted on the Town web site on December 9, 2020 as a:

Virtual Meeting on Zoom Cloud Meetings

Meeting ID # 88414728107

<https://us02web.zoom.us/j/88414728107>

with the following instructions:

To view and participate in this virtual meeting on your computer, at the above date and time, go to [www.zoom.us](https://us02web.zoom.us/j/88414728107), click “Join a Meeting” and enter the Meeting ID: 884-1472-8107 Or join the meeting at link: <https://us02web.zoom.us/j/88414728107>

A. Approval of Minutes

The Committee reviewed the minutes from the November 23, 2020 PPBC meeting. Mr. Creem made a motion that the Committee approve the minutes as presented. Mr. Kent seconded the motion. The motion was then voted upon and approved 5 yeas - 0 nays – 0 abstain.

B. Rosemary Recreation Complex

Mike Retzky (BDCD) attended the meeting remotely.

Mr. Retzky reported that dedication plaque was installed on November 18th. Close-out of the two-year Conservation Commission requirements Order of Conditions was achieved, and the Certificate of Compliance was filed at the Registry of Deeds.

The design for the addition of a pressure reducing valve for the pool feed water supply and spray deck was completed by C.A. Crowley. The pool feature company, Raindrops, confirmed the working pressures with Weston & Sampson, and the design was sent to N&T Mechanical for pricing. N&T Mechanical is the Town's on-call plumbing company. A quote was received in the amount of \$5,994 for the addition of the PRV and the associated piping, which will be paid for by project funds.

The Park and Recreation department has done miscellaneous replacement and upgrades to pool related items, including installing Magmeter probes to upgrade to the pool filtration system and UV system bulb upgrades and replacements. The department would like to have the project pay for these items which total \$15,839. This would be done thru a journal entry between the Park & Recreation department and the project funds. Additional shelving is being priced for the storage area.

Weston & Sampson investigated the electrical conduit and wiring for the pool autofill sensors at the lap pool surge tank and has provided a proposal in the amount of \$1,500 to upgrade and replace that wiring for the lap pool surge tank fill sensor. This should resolve the ongoing concerns with loss of signal from the surge tank fill sensor and will be paid for by project funds.

The goal is to close-out the project in January.

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

Weston & Sampson Engineering Engineering Services \$ 1,260.00

Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously - 7 yeas – 0 nays – 0 abstain.

Mr. Chandler made a motion that the Committee approve obtaining a purchase order for Weston & Sampson Engineering in the amount of \$1,500 to upgrade the wiring for the auto fill sensor. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously - 7 yeas – 0 nays – 0 abstain.

Mr. Chandler made a motion that the Committee approve a journal entry in the amount of \$15,839 between the project funds and the Rosemary Recreation Department to cover various pool related items. Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously - 7 yeas – 0 nays – 0 abstain.

Documents: Agenda

C. Public Safety Complex & Fire Station 2

John Schlittler (Police Chief), Dennis Condon (Fire Chief), Keith Mercy (KBA), Myles McDonough (Consigli), Ken Sargent and Mike Retzky (BD CD) attended the meeting remotely.

Mr. Sargent reported on the progress of the project. The Chestnut Street Phase 2 EOC footing/wall is complete and the Phase 2 basement footings/foundation walls are underway. The sally port wing has yet to be excavated.

Fire Station 2 steel erection is mostly complete. The under-slab utilities are complete and slab on grade slab on deck (main level) pours will occur over the next few weeks. Temporary heat is set up and on. The temporary close in of the building is underway.

Several value engineering options were reviewed and discussed - the Fire Station 2 back lit signage and the ceiling mounted bell, the sliding gate/arm, the police carport, the memorial plaza, and the courtyard beam at the Public Safety Complex. The FS2 back lit signage and the PSC courtyard beam details were omitted from the drawings. This will increase the costs to go forward with the original design intent. The designer proposed gooseneck lighting in lieu of backlighting. The designer also proposed eliminating the backlighting from the courtyard beams. A further suggestion was eliminating the beam in its entirety.

After much discussion Mr. Silverstein made motion that the Committee vote to go forward with the FS2 back lit sign for an addition of \$50,000, FS2 bell mounting for an addition of \$29,000, eliminating the sliding gate for a credit amount to be determined, redesign of the carport for a credit of approximately \$23,000, keeping the Memorial where it is for a credit of approximately \$30,000, back light the beam at the Public Safety Complex for an addition of \$50,000 to \$65,000. Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously - 9 yeas - 0 nays - 0 abstain.

Mr. Sargent reviewed the anticipated cost log. An updated budget will be available in February for review prior to the May 2021 Town Meeting where additional funds, primarily due to COVID and contaminated soils at FS#2 will be requested.

The anticipated substantial completion dates are October/November 2021 for Fire Station 2 and January/February 2022 for completion of the Public Safety Complex remain.

Mr. Chandler made a motion that the Committee approve the following change order:

Consigli Construction	CO #23	\$ 75,260.00
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Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously - 9 yeas - 0 nays - 0 abstain.

Mr. Chandler made a motion that the Committee approve the following PSS's:

Kaestle Boos Associates	PSS#39 Phase 1 Artwork	\$ 14,993.50
Kaestle Boos Associates	PSS#40 Geotech Services	\$ 9,018.90
Kaestle Boos Associates	PSS#41 Train Display Case	\$ 1,099.00
Kaestle Boos Associates	PSS#42 Credit for unused PSS#16	\$ -22,663.57

Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously - 9 yeas - 0 nays - 0 abstain.

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

Consigli Construction	Req. #22 November 2020	\$1,007,854.72
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Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously - 9 yeas - 0 nays – 0 abstain.

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

Kaestle Boos Associates	November 2020 Services	\$ 35,752.94
Kaestle Boos Associates	November 2020 Services	\$ 22,680.97
Kaestle Boos Associates	December 2020 Services	\$ 14,993.50
Kaestle Boos Associates	December 2020 Services	\$ 9,018.90
Kaestle Boos Associates	December 2020 Services	\$ 1,099.00

Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously - 9 yeas - 0 nays – 0 abstain.

Mr. Chandler made a motion that the Committee approve the following invoices for payment within the FF&E budget:

WESCO	Dispatch Consoles	\$ 10,320.80
R.H. Lord	Furniture Phase 1	\$ 2,365.25
R.H. Lord	Furniture Phase 1	\$ 8,000.00

Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously - 9 yeas - 0 nays – 0 abstain.

Mr. Chandler made a motion that the Committee approve the following invoice for payment within the Technology budget:

Harbor Networks	Software License	\$ 82.50
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Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously - 9 yeas - 0 nays – 0 abstain

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

PODS	BX 11/26/20 – 12/25/20	\$ 114.99
PODS	CP 11/19/20 – 12/18/20	\$ 114.99
Milton CAT	Generator Rental Dec, 2020	\$ 2,612.50
Town of Needham	Police Details 11/16 & 20	\$ 667.50
Town of Needham	Police Details 12/1,2,4	\$ 890.00
UTS of Mass	FS2 Oct Materials testing	\$ 230.00
Rist Frost Shumway	Commissioning Nov. 2020	\$ 1,276.00

Mr. Voloshin seconded the motion. The motion was then voted upon and approved unanimously - 9 yeas - 0 nays – 0 abstain

Documents: Agenda, Req., CO, Invoices, Updated budget, Anticipated Cost Log, Consigli Dashboard, Photos

D. School Master Plan Study

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

Dore & Whittier Architects	November 2020 Services	\$ 7,617.40
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Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously - 7 yeas – 0 nays – 0 abstain.

E. Adjournment

The meeting was adjourned at 8:40 PM.

The next PPBC meeting is scheduled for Monday, January 11, 2021 at 7:00 PM, as a Virtual Meeting on Zoom Cloud Meetings.

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.