

PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: June 14, 2021

Time: 7:00 PM

Location: Zoom Cloud Meeting

Attendance

PPBC Members: Present: Stuart Chandler, Richard Creem, George Kent, 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)
Steve Gentile (Project Manager)

User Representatives: John Schlittler Police Chief, Public Safety Complex/FS2 Rep.
Dennis Condon Fire Chief, Public Safety Complex/FS2 Rep.
Carys Lustig DPW Director, Central Ave/JCogswell Storage Rep.

Other Attendees: Keith Mercy Kaestle Boos Associates
Myles McDonough Consigli Construction

Minutes prepared by: Kathryn Copley Administrative Specialist

This meeting was posted on the Town web site on June 8, 2021 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 May 17, 2021 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. Public Safety Complex & Fire Station 2

Dennis Condon (Fire Chief), John Schlittler (Police 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 exterior stud installation is complete. Work on the detention and sally port block is ongoing. Interior stud installation is underway. Mechanical, electrical, and plumbing work on the upper level is ongoing.

The Fire Station 2 exterior brick work is complete. Mechanical, electrical, and plumbing work on the main and upper levels is ongoing. Sheetrock is complete on the main level and substantially complete on the upper level. Painting and tile work are underway on the upper level. The curtain walls are underway.

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

Mr. Sargent reviewed the anticipated cost log which totals \$235,902. The total is lower because the temporary facility restoration cost of \$340,568 is in this month's change order 29. The Planning Board at its June 1st meeting indicated the conditions can be revised to not include the restoration of the traffic islands. They would want to see the fencing taken down if there is no anticipated use of the building in the near future.

The burn rate has been lower than the projected \$80K per month and is below \$65K per month. Mr. McDonough indicated that Consigli is mirroring the CDC Covid guidelines on site. It is anticipated that the Covid surface cleaning costs will no longer be charged. If workers are vaccinated, they do not have to wear masks but if not, they are required to wear masks.

Mr. Popper reported that Christian Riordan, the project executive, will be leaving Consigli Construction and a new person, Jim Hervol, will be assigned.

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

Consigli Construction	CO #29	\$ 376,443.00
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Mr. Kent 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 the following requisition for payment:

Consigli Construction	Req. #29 May 2021	\$1,727,492.29
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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 the following invoice for payment:

Kaestle Boos Associates	May 2021 Services	\$ 23,030.80
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Mr. Schifilliti 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 the following Technology invoice for payment:

The Ockers Co.	A/V Installation	\$ 300.00
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Mr. Kent 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 the following FF&E invoice for payment:

W.B. Mason	Trash can	\$ 89.91
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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 the following invoices for payment:

PODS	BX 5/26/21 – 6/25/21	\$ 114.99
PODS	CP 5/19/21 – 6/18/21	\$ 114.99
Milton CAT	Generator Rental June 2021	\$ 2,612.50
Town of Needham	Police Details 5/17,18,19	\$ 1,056.00
Town of Needham	Police Details 5/24,25,26,27	\$ 2,024.00
Town of Needham	Police Details 6/1,2	\$ 1,448.00
UTS of Mass	Apr Materials testing PD	\$ 2,970.00
UTS of Mass	May Materials testing PD	\$ 2,045.00
UTS of Mass	May Materials testing FS2	\$ 205.00

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

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

C. Other Business

COVID 19 State of Emergency

As of June 15, 2021, the Governor's COVID 19 State of Emergency orders are set to expire, which would mean that in person meetings will have to resume. The next meeting will most likely be on July 12th. There may be an extension of the emergency orders regarding remote meetings. The Committee will be kept informed. Currently all municipal buildings are open with no mask requirements for vaccinated people and non-vaccinated people are encouraged to wear masks.

Central Ave Storage/Jack Cogswell Building

Carys Lustig (DPW), Steve Gentile (BDCD) attended the meeting remotely.

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

ENE Systems	BMS equipment May 2021	\$ 1,500.00
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Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously - 5 yeas - 0 nays – 0 abstain

Three trees were lost at the front of the building. Since the landscaping is beyond the warranty period they will have to be replaced by the Town. The landscape architect is coming out this week to review the site.

Also, it is noted, and the Planning Board commented, that the median strip needs weeding. The RTS staff do not have time to do this and the DPW does not have the budget for the weeding. Mr. Gentile suggested that a company that does the maintenance at the PSAB be hired to weed the median strip for this year. Mr. Gentile estimates that the amount would be in the \$3,000 to \$5,000 range. This would fill the gap until the DPW can put the task into their budget. The Committee seemed receptive to that solution.

It was noted that the DPW needs a 1½ year lead time to add maintenance of buildings and grounds into their budgets.

Sunita William Elementary School

Hank Haff (BDCD) attended the meeting.

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

LAL Construction Sidewalk Paving Cefalo & Sunset Rds. \$ 49,000.00

Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously - 5 yeas - 0 nays – 0 abstain

Rosemary Recreation Complex

Mike Retzky (BDCD) attended the meeting remotely.

Some of the concrete has spalled where the decorative fence posts meet the concrete. G&R Construction was asked to make the repair. They are 85% finished and there will be a second invoice for the remaining balance. Shelving has been ordered from Environments at Work and is anticipated to be installed next month.

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

G&R Construction Repair concrete at rail bases \$ 7,241.85

Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously - 5 yeas - 0 nays – 0 abstain.

Committee Terms

Mr. Chandler learned that the Committee members terms end are ending in the same year. He indicated that he was asked to stagger to term end dates. The proposal was that all terms end on 6/30/21 then renewal to the following dates in order to stagger them -

George Kent - 6/30/22
Gene Voloshin - 6/30/22
Stuart Chandler - 6/30/23
Roy Schifilliti - 6/30/23
Richard Creem - 6/30/24
Irwin Silverstein - 6/30/24

This was thought to be a good idea. The Town has posted a notice on the website to fill the vacancy left by Ms. Espada. There is one know candidate so far.

Central Ave Storage/Jack Cogswell Building Solar Update

Carys Lustig (DPW), Hank Haff and Steve Gentile (BDCD) attended the meeting remotely.

Mr. Chandler noted that part of the application for solar installation has been paid and submitted to go forward. There needs to be a consensus and support among different boards to set a renewable energy policy to proceed with a solar array at the site. There is money in the contingency if it is determined that is how it should be paid for. The next step is submitting the SMART program application.

Mr. Haff gave an update on the status of the proposed solar array timeline. The Planning Board approved a deminimis change in placing a solar array on the roof of the building. It is hoped that consensus to proceed can be reached by October. If a decision to go forward is made, then a payment to Eversource for detailed design would cost a total of \$18,872. Architect and engineering design costs would be an estimated additional \$34,100.

In filling out the application form for the SMART program, Mr. Haff noticed that they were asking for the bid and contractor information. He will consult with Beacon Integrated Solutions on their interpretation of the regulations and how to proceed. The SMART fee will be \$1,012. By completing the application, the Town would lock in the SMART payment schedule for the project.

The detailed design turnaround from Eversource could take up to three months. It is anticipated that bid documents could go out in December and have bids in hand in February 2022 at which time a go- or no-go decision can be made. If consensus is reached earlier, this timeline may move accordingly. If the project goes forward, submittal review would take about three months and construction about two months depending on material availability at that time. With this schedule the live date and interconnection date would occur in August 2022 and the award of Net Metering and SMART in September 2022.

If the schedule can be moved up the array can take advantage of the primary months for solar gain which are March/April thru October.

The Select Board is actively pursuing a goal of sustainability throughout the Town. The Select Board has asked a group to assist in drafting goals and the implications of what those goals would be. The Governor has set state goals of achieving Net Zero by 2050. This would mean an 85% reduction of 1990 levels of carbon production.

Mr. Silverstein noted that there was a philosophical reason for going forward towards a future less reliant on fossil fuels and more on renewable energy. Mr. Kent noted that the Finance Committee needs to be on board with the project.

One looming issue is the amount of energy generated by the proposed solar panels. It far exceeds the needs of the building. Mr. Davison, the Finance Director, is concerned that it may make the Town an energy producer which may cause the loss of its non-profit government status and compromise the borrowing bonds. The Town Counsel needs to weigh in on this and give a decision.

Perhaps adding electric vehicle charging stations to the site would be a way to use the energy produced. Ms. Lustig indicated that currently there are no heavy-duty four-wheel drive electric vehicles available. The Town has been purchasing some hybrid light duty vehicles.

Separately Mr. Haff has been working on an application for a grant to add eight electric vehicle charging stations in public parking lots around town.

Documents: JCB Solar Planning Schedule

School Master Plan

Steve Popper and Hank Haff (BDGD) attended the meeting remotely.

The Financial Working Group has had their first meeting where a recap of the study was presented. The next meeting is scheduled in two weeks. Mr. Davison will be making a preliminary forecast using the current cost estimates on moving forward with the school administration building. He has also been asked to look at the Scheme C and D scenarios. The goal is to come up with information on what the Town can afford.

D. Adjournment

The meeting was adjourned at 8:29 PM.

The next PPBC meeting is scheduled for Monday, July 12, 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.