

PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: October 12, 2021

Time: 7:00 PM

Location: Zoom Cloud Meeting

Attendance

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

BDCD Staff: Steve Popper (Director of Design and Construction)
Hank Haff (Sr. Project Manager)
Ken Sargent (Sr. Project Manager)

User Representatives: Dennis Condon Fire Chief, Public Safety Complex/FS2 Rep.
Dan Gutekanst School Superintendent, Emery Grover Study Rep.

Other Attendees: Keith Mercy Kaestle Boos Associates
Myles McDonough Consigli Construction
Barry Dulong Building Maintenance Div.
Steve Gentile Building Maintenance Div.

Minutes prepared by: Kathryn Copley Administrative Specialist

This meeting was posted on the Town web site on October 6, 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 September 27, 2021 PPBC meeting. Mr. Creem made a motion that the Committee approve the minutes as presented. Mr. Silverstein seconded the motion. The motion was then voted upon and approved 4 yeas - 0 nays – 0 abstain.

B. Public Safety Complex & Fire Station 2

Dennis Condon (Fire Chief), Keith Mercy (KBA), Myles McDonough (Consigli) and Ken Sargent (BDGD) attended the meeting remotely.

Mr. Sargent reported on the progress of the project.

The Phase 2 sheetrock infill along the phase line is underway. The upper level sheetrock/taping is substantially complete. The upper level ceiling grid work is underway. The main and upper level sheetrock is substantially complete, and taping is ongoing. Painting is well underway. Mechanical, electrical, and plumbing finish work is starting on the upper level. Work on the firing range has started. The plaza wall and planter work are underway. Metal panel work is ongoing. Millwork has started on the upper and main levels. The Electrical Subcontractor has experienced trouble getting the light fixtures and a delay may impact the schedule. Only half of the fixtures are on site and the manufacturer is not able to give a delivery date for the remaining half. The plantings will be installed in the spring. The move into the police building is anticipated for mid to late January.

The Fire Station 2 upper level finishes are substantially complete. The apparatus floors are complete on both the main and lower levels. Site work is ongoing with landscaping, and curbing. Main and lower level finishes are mostly complete. Metal panels are being finished on the rear of the building. The overhead doors are being installed. Substantial completion is anticipated on November 5th and the move has been scheduled for November 8th. The plantings are scheduled to be installed soon with finish paving to follow.

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

Mr. Sargent reviewed the anticipated cost log (ACL) which totals \$241,127. The current contingency balance is at \$438,016.72 with four months to go on the project.

Mr. Chandler made a motion that the Committee approve the following change order for twelve adds and two credits:

Consigli Construction	CO #33	\$ 27,056.00
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Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously - 5 yeas - 0 nays – 0 abstain.

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

Consigli Construction	Req. #33 September 2021	\$1,735,135.06
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Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously - 5 yeas - 0 nays – 0 abstain.

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

Kaestle Boos Associates	September 2021 Services	\$ 17,930.80
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Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously - 5 yeas - 0 nays – 0 abstain.

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

PODS	BX 9/26/21 – 10/25/21	\$ 114.99
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PODS	CP 9/19/21 – 10/18/21	\$ 114.99
UTS of Mass.	FS2 Materials Testing	\$ 280.00

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

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

Grainger	Convection Oven	\$ 2,091.00
Grainger	Workbenches	\$ 1,528.75
Grainger	Cabinets, Eyewash stations	\$ 1,801.40
Grainger	Shelving	\$ 292.50
Grainger	Shelving	\$ 114.15

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

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

C. Emery Grover Building Study

Dan Gutekanst (School Superintendent) and Hank Haff (BDCD) attended the meeting remotely.

Mr. Haff reviewed the summary of school administration options with the Committee. The options reviewed were renovate the existing building, a new building at the Emery Grover site, a new building at the Hillside School site (with and without IT) and renovate the existing Hillside School building with IT for long term use. The updated estimates for the various alternatives with a reduced program of spaces are:

Renovation Option	- Emery Grover Renovation	\$20,875,000
Option 1A	- New Building on Highland	\$21,829,000
Option 6A	- New Building at Hillside	\$22,627,000
Option 6A ¹	- Option 6A with IT	\$26,906,000
Option 6B	- Renovate Hillside with IT	\$27,464,000

After extensive discussions and meetings with School Administration, the square footage requirements were reduced and revised. The full renovation option will fully fit within the existing building of 21,385 sq.ft. and not require an addition, Option 1A and Option 6A have 18,000 sq.ft. of new building, Option 6 A¹ has an additional 5,000 sq.ft. for the IT department (23,000 sq.ft.) and Option 6B demolishes the Hillside Modular classrooms and the 1968 addition of the school and renovates the original 1959 building which totals 31,000 sq.ft. It is hard to say at this time which option would be more efficient energy wise. Solar panels could be put on the new buildings. Adding ground source heat pumps would cost approximately \$250,000. Geothermal would not be a good option at the Emery Grover site as it is too limited. Air sourced heat pumps would be the preferred mechanical system.

Mr. Chandler does not think the Committee should recommend a preferred option but just present the different viable options. The preferred option should be decided by the School Committee, Select Board and ultimately Town Meeting.

Mr. Gutekanst indicated that it would be helpful for the PPBC to say they have looked at the information and the numbers are as accurate as possible with the various options. The PPBC has already sent this information to the School Committee, Select Board and the Finance Committee.

The Select Board and the School Committee will be presenting the Emery Grover article at the Special Town Meeting. There will be a visual presentation of FAQ's, a video of current Emery Grover operations and a School Committee presentation available to the town meeting members. There will be five-minute presentations from the School Committee, Select Board and Finance Committee at Town Meeting.

Mr. Chandler made a motion that the Committee approve the following invoice for payment:
Bargmann Hendrie & Archetype September 2021 Services \$ 13,025.00
Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously - 5 yeas - 0 nays - 0 abstain.

Shown on screen: Email to Finance Committee from School Superintendent, School Administration Options

D. Central Ave Storage/Jack Cogswell Building

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

Mr. Haff reported that a warrant article has been drafted to allow the Select Board to enter into a PPA. The Select Board will put forth the article. The Finance Committee is in favor of the PPA option. The Department of Public Utilities (DPU) would have to give authorization for net metering by two solar array facilities to be on the same parcel. An application for an exemption is being prepared by Town Counsel. The process should take 8 to 10 months. It is felt that permission will be granted. If permission is not granted, then the Alternative On-Bill Credit option could be implemented. This option is not as beneficial to the Town. The Town may have the DPU waiver by the May 2022 ATM.

The Town has been in discussions with Solect Energy. The Town Manager would like to rescind the remaining unused funds for the Jack Cogswell Building at the May 2022 ATM.

Eversource Energy is going thru the initial review of the proposed solar array.

Shown on screen: Solar financial analysis

E. Adjournment

The meeting was adjourned at 8:27 PM.

The next PPBC meeting is scheduled for Tuesday, October 26, 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.