

PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: April 11, 2022

Time: 7:00 PM

Location: Zoom Cloud Meeting

Attendance

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

BDCD Staff: Hank Haff (Director)
Ken Sargent (Sr. Project Manager)

User Representatives: Dennis Condon Fire Chief, Public Safety Complex/FS2 Rep.
John Schlittler Police Chief, Public Safety Complex/FS2 Rep.
Anne Gulati School Finance Director, Emery Grover Rep.
Michael Greis School Committee, Emery Grover Rep.

Other Attendees: Barry Dulong Building Maintenance Div. Director
Keith Mercy Kaestle Boos Associates
Myles McDonough Consigli Construction
Deborah Robinson Bargmann Hendrie & Archetype
Walter Tsigler Bargmann Hendrie & Archetype
Don Walter Dore & Whittier Architects
Michele Rogers Dore & Whittier Architects

Minutes prepared by: Kathryn Copley Administrative Specialist

This meeting was posted on the Town web site on April 7, 2022, 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 March 28, 2022 PPBC meeting. Mr. Silverstein made a motion that the Committee approve the minutes as presented. Mr. Voloshin seconded the motion. The motion was then voted upon and approved 4 yeas - 0 nays - 0 abstain.

B. Public Safety Complex & Fire Station 2

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

Mr. Sargent reported on the progress of the project. The punch list is mostly complete. The furniture punch list is being worked on. The shelving is delayed. The sitework landscaping and final pave will happen over the next few weeks. The audio-visual installation is substantially complete. The work at the temporary Hillside site is complete and final as-built is anticipated soon for submittal to Planning for the school administration occupation.

Mr. Sargent reviewed the anticipated cost log (ACL) which totals \$517,462. The current contingency balance is at \$88,860. There is no update on the Griffin Electric claim.

Mr. Chandler made a motion that the Committee approve the following Professional Service Supplement:

Kaestle Boos Associates	PSS #49 PD artwork	\$ 8,664.70
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Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously - 6 yeas - 0 nays – 0 abstain.

Mr. Chandler made a motion that the Committee approve the following change order for four adds and one credit:

Consigli Construction	CO #39	\$ 26,784.00
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Mr. Voloshin seconded the motion. The motion was then voted upon and approved unanimously - 6 yeas - 0 nays – 0 abstain.

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

Consigli Construction	Req. #39 March 2022	\$ 337,718.52
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Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously - 6 yeas - 0 nays – 0 abstain.

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

Kaestle Boos Associates	March 2022 Services	\$ 6,250.00
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Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously - 6 yeas - 0 nays – 0 abstain.

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

Needham Police	Details 11/29 to 12/3	\$ 1,848.00
Needham Police	Details 2/14 to 2/17	\$ 1,484.00
Rist Frost Shumway	Commissioning FS2	\$ 910.00

Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously - 6 yeas - 0 nays – 0 abstain.

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

CyberComm	CTI door controls	\$ 12,445.00
Munission	Booking Camera	\$ 3,995.00
Harbor Networks	ONSITE licenses	\$ 2,467.25
Ockers Company	Audio Visual Installation	\$ 625.00

Ockers Company	Audio Visual Installation	\$ 15,312.00
HID Global	Fingerprinting Equip.	\$ 1,964.80

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

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

Mohawk Lifts	Vehicle Lifts	\$ 1,400.00
DeBourgh	Key & Asset lockers	\$ 41,107.00

Mr. Silverstein 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. Hillside School Renovation

Michael Greis (School Committee), Anne Gulati (School Finance Director), Deborah Robinson, Walter Tsigler (BH+A) and Hank Haff (BD CD) attended the meeting remotely.

Filed sub-bids were received on April 7th. No bids were received for the electrical sub bids. There are two options to go forward with electrical filed sub bid: either go out to bid again for electrical or add the scope to the general contractor bid. It was decided that adding it to the general contractors bid was the way to go. An addendum will be sent out with the sub bid results and another walk thru for April 14th listed for the general contractors. The GC bids are due on April 21st. The GC results will be presented at the April 28th meeting.

Four HVAC sub bids were received. One HVAC sub bid came in quite a bid lower than the other bids. The apparent low bidder has been contacted to review the bid and the architect is waiting to hear back from them. There may have been a mathematical error.

Two fire protection bids were received. The lower bidder refused to consider Alternate 2 - Sprinkler alternative plastic piping and included black iron piping in the bid.

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

ProjectDog	Bid hosting	\$ 867.87
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Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously
- 7 yeas - 0 nays – 0 abstain.

Documents: Sub-bid results, Project Schedule

D. Emery Grover Building Study

Michael Greis (School Committee), Anne Gulati (School Finance Director), Deborah Robinson, Walter Tsigler (BH+A) and Hank Haff (BD CD) attended the meeting remotely.

Mr. Chandler reported that there was a Chairs meeting last week to discuss the Emery Grover project. The 5/22 ATM Warrant article for the Emery Grover construction project is in the

amount of \$19.4M based on the Feasibility Stage cost estimate. There is a projected total project cost increase of \$2M due to a variety of issues including the volatility of energy costs, labor shortages, equipment cost inflation and supply chain difficulties. The conclusion at the Chairs meeting was to proceed with the \$19.4M amount at this time and wait until the October STM to add funding base upon actual bid amounts. This would mean accelerating the schedule to have the project go out to bid earlier on September 1st rather than the original date of October 20th.

This would be a compression of about 45 days for BH+A and could mean running the risk of missing things in the bid documents that would result in higher number of change orders. More time would allow for more detail. BH+A has indicated that the accelerated schedule would be difficult but achievable.

There would be a benefit of having the documents out earlier to allow the GC to get long lead item submittals out as soon as possible for ordering purposes. Also, an earlier bid date would likely reduce cost inflation.

It was noted that tight drawings lead to the best estimates and bids. Many concerns were expressed on accelerating the design schedule. Better bid documents would be produced by the original schedule of October 20th. These concerns were brought up at the Chairs meeting. Mr. Haff noted that there will always be unknowns in any renovation and that the design development documents are very strong.

The updated floor plans were reviewed. Additional soil testing will be done under the building due to a previously removed underground oil tank at the back of the building. The soils around the tank were remediated when it was removed but soils beneath the building may also have been affected.

The project will be brought before the Select Board on Wednesday, April 13th for discussion of the Warrant Article.

The Committee reviewed the preliminary energy report that was received. The return on investment for the ground source heat pump is 100 years. A decision needs to be made soon on whether this will be included as an alternate.

Documents: Project Schedule, Proposed Building layout

E. Ridge Hill Demolition

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

Dore & Whitter Architects	March 2022 Services	\$ 30,000.00
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Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously - 4 yeas - 0 nays – 0 abstain.

F. Pollard Locker Room Retrofit

Barry Dulong (DPW), Don Walter, Michele Rogers (Dore & Whittier) and Hank Haff (BDCD) attended the meeting remotely.

There is a warrant article for the Pollard Locker Room Retrofit in the amount of \$1,068,500 for the 5/22 Annual Town Meeting.

Ms. Rogers reviewed the presentation for the project. In 2021 Dore & Whitter was asked to look at the outdated locker room with the goal to help improve the layout for safety and security. The existing plans and options were reviewed. Several options were developed, and Option C was the preferred option. This option was value engineered and the cost estimate came to between \$940,000 to \$950,000, with current cost escalation it came to \$1.18M.

The project has been handled by the DPW Building Maintenance Department so far. The estimate was over the \$500,000 threshold which involves the Committee unless it is decided to hand it back to Building Maintenance.

The BMD originally estimated that the project would be \$600,000 and an RFP for designers was issued. This is a summer 2023 project.

Mr. Silverstein asked if this work would be redone if the Master Plan for Pollard went forward. If it becomes an MSBA project, then multiple options will need to be explored. However, because of the existing two gymnasiums this work would most likely not be redone, and the renovation would take the school into the future.

Documents: Slideshow

G. Other Business

The NUARI discussion will be discussed at the next meeting on April 26th.

H. Adjournment

The meeting was adjourned at 8:40 PM.

The next PPBC meeting is scheduled for Tuesday, April 26, 2022, 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.