

PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: June 11, 2018

Time: 7:30 PM

Location: Library

Attendance

PPBC Members: Present: George Kent, Stuart Chandler, Richard Creem, Roy Schifilliti,
Irwin Silverstein

Absent: Natasha Espada, Gene Voloshin

PFDC Staff:

Steve Popper (Director of Design and Construction)

Hank Haff (Project Manager)

Mike Retzky (Project Manager)

User Representatives:

John Schlittler

Police Chief, Police/Fire Stations Rep.

Dennis Condon

Fire Chief, Police/Fire Stations Rep.

Michael Kascak

Hillside Principal, Hillside/Williams Rep.

Heidi Black

School Committee, HS Rep.

Matt Toolan

Park & Rec. Commissioner

Patty Carey

Park & Recreation Director, Rosemary Rep.

Other Attendees:

Christian Riordan

Consigli Construction

Don Walter

Dore & Whittier Architects

Steve Rocamboli

Hillside School parent

Bill Roche

Daedalus Projects

Tom Scarlata

Bargmann Hendrie & Archetype

Minutes prepared by: Kathryn Copley

Administrative Specialist

A. Approval of Minutes

The Committee reviewed the minutes from the May 21, 2018 PPBC meeting. Mr. Silverstein made a motion that the Committee approve the minutes as presented. Mr. Creem seconded the motion. The motion was then voted upon and approved.

B. Public Safety Complex & Fire Station #2

John Schlittler (Police Chief), Dennis Condon (Fire Chief) and Christian Riordan (Consigli) attended the meeting.

Mr. Popper updated the Committee on the progress on the project. The drawings were released June 1st for the constructability review by Consigli, Commissioning Agent and Facilities. A set has been made available to the Fire and Police Department for their comments. The 60% completion drawing set will be done by August 1st and will be turned over to the estimators for reconciliation. The estimate will be presented by the end of August.

The RFQ for the filed sub-bidder prequalification will be available on June 13 and due back on July 10. Daedalus Project will be supporting the effort. A subcommittee will be

established to review the qualifications. The subcommittee will be comprised of the CMR, the Architect, the PFDC and one PPBC member. Mr. Schifilliti agreed to be on the subcommittee. The review meetings will be held between August 10th and 17th.

The Communications RFQ was sent to three vendors from the COMMBUYS ITC57 State Contract. They were sent the performance specifications for Voice and Microwave Radio Infrastructure prepared by the communications consultant Langone & Associates, sub-consultant to KBA. They were asked to submit qualifications to provide services to provide and assist in what voice and microwave radio equipment will be needed for the communication system. Submissions are due June 15th and the qualifications will be distributed. At least two submissions are anticipated. Interviews will be conducted on Friday, June 22. Mr. Kent, Mr. Creem and Mr. Chandler will attend the interviews along with Mr. Popper and Mr. Gentile. The award will be made on June 25th and their review will begin on June 26th.

Mr. Kent indicated that the Town is working hard to lock down the sites for the towers. The receiving and transmitting towers are anticipated to be located at four sites: at the Chestnut Street headquarters, at the RTS, and two sites yet to be determined; one in the NE and one in the SE section of Town.

American Tower was asked to provide a quote for the Town to attach equipment on their existing tower in the Cabot Street area. The fee would be a \$3,000 monthly fee plus the cost of the initial equipment installation.

The Town is pursuing the appropriate channels for placing a tower at Norfolk County Sheriff's Office/Jail in Dedham. A meeting is hoped to take place this week. Dedham and the State Police may be interested in putting equipment on the tower if it is allowed.

Design requirements for the towers will be done by KBA. The towers could be constructed under the CMR, Consigli Construction contract.

The Committee reviewed an invoice from Kaestle Boos Associates in the amount of \$191,789.43 for services thru May 2018. The invoice was reviewed and approved by Mr. Gentile. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed Requisition #1 from Consigli Construction in the amount of \$48,206.00 for Preconstruction services thru May 2018. The invoice was reviewed and approved by the Architect and Mr. Gentile. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: RFQ schedule for Voice and Microwave Radio Infrastructure System

C. Sunita L. Williams (Hillside) Elementary School

Michael Kascak (Hillside Principal), Steve Rocamboli (Hillside School parent), Don Walter (Dore & Whittier) and Bill Roche (Daedalus) attended the meeting.

Mr. Roche reported on the progress of the project. The overall project is at 23% completion. Concrete work is ongoing. Steel erection is ongoing. The plumbing, HVAC and electrical work is ongoing. Earthwork is two thirds complete. The project is still ahead of schedule. Unsuitable soil has been removed at the athletic field. All the turkey waste has been removed. The disposal costs will be presented to the Committee.

Initial pricing has come in for the playground surfacing. There are two playgrounds that have been designed for current requirements. New requirements may possibly require a fully rubberized surface. The design for a fully rubberized surface requires a different subsystem and a decision on which playground surface to go forward with is needed. The Committee was in favor of the fully rubberized surface. The architect will find out if the rubberized surface becomes unusually hot. This may affect the final decision.

The Committee reviewed CO #4 from Bacon Construction in the amount of \$57,828.00 for seven adds. The change order was reviewed and approved by Mr. Haff and Dore & Whittier. Mr. Kent made a motion that the Committee approve the change order. Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed Requisition #8 from Bacon Construction in the amount of \$1,857,105.81 for construction services thru May 2018. The invoice was reviewed and approved by Dore & Whittier and Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed an invoice from Dore & Whittier Architects in the amount of \$79,191.01 for services thru May 2018. The invoice was reviewed and approved by Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed an invoice from Daedalus in the amount of \$19,320.00 for services thru May 2018. The invoice was reviewed and approved by Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed an invoice from UTS of Massachusetts in the amount of \$10,535.00 for services thru May 4, 2018. The invoice was reviewed and approved by Mr. Roche. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed an invoice from Rist-Frost-Shumway in the amount of \$456.00 for April 2018 solar array commissioning services. The invoice was reviewed and approved by Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

The solar array IFB will be available on June 13th and will be due on June 28th. The estimated cost is \$667,000 and the array would be installed in the spring of 2019.

Handouts: Agenda, Photos, Req. #8, CO# 4, Budget Update, Pending CO Log

D. High School Expansion

Heidi Black (School Committee), Don Walter (Dore & Whittier) and Christian Riordan (Consigli) attended the meeting.

Mr. Haff reported on the progress of the project. Foundations and exterior stairs are complete. Structural framing is two thirds complete. All steel is on site. Steel decking is ongoing. The chiller pads are fully constructed. The chillers have been delivered to the site. The storage shed has been delivered and installed. The project is 22% complete overall.

The MBE/WBE participation goals for the Town is 10.4%. It has been challenging to get minority participation and the goal will not be achieved on this project.

Summer construction starts in one week once school is finished.

Mr. Riordan indicated there has been no improvement to the schedule. The worst case scenario is an anticipated completion of the new addition by mid-October. It is anticipated that the interior will be finished and available a week earlier. Exterior work may still be underway thru October. Consigli is working on how to mitigate the factors that affect the schedule. They will be adding another welding crew to the three currently being utilized. Saturday work is anticipated.

The classrooms in the existing building are anticipated to be ready by the beginning of the school year in September.

Tariff issues may come up for the HVAC equipment coming from Canada. Canadian HVAC companies are not quick shipping at this time.

The Committee reviewed CO #4 from Consigli Construction in the amount of \$62,270.22 for four adds. The change order was reviewed and approved by Mr. Haff and Dore & Whittier. Mr. Kent made a motion that the Committee approve the change order. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed Requisition #4 from Consigli Construction in the amount of \$1,022,622.76 for May 2018 services. The invoice was reviewed and approved by the Architect and Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed an invoice from Dore & Whittier Architects in the amount of \$127,031.64 for services thru May 2018. The invoice was reviewed and approved by Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed an invoice from UTS of Massachusetts in the amount of \$5,145.00 for services thru June 1, 2018. The invoice was reviewed and approved by Mr. Haff. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: Agenda, Requisition, Invoice, GMP summary

E. Memorial Park Field House

The Committee reviewed an invoice from Winter Street Architects in the amount of \$22,419.60 for services thru April 2018. The invoice was reviewed and approved by Mr. Retzky. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

F. Fuel Island Relocation

The Committee reviewed Requisition #6 from MECO Environmental in the amount of \$60,580.08 for removal of the decommissioned fuel tanks. The requisition was reviewed and approved by Weston & Sampson and Mr. Gentile. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed two invoices and a credit from John W. Kennedy Co. in the amounts of \$711.88, 670.00 and -\$41.88 for a total of \$1,340.00 for two fuel couplers. The invoices were reviewed and approved by Mr. Gentile. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously.

G. Rosemary Recreation Complex

Matt Toolan (Park & Rec. Commission), Patty Carey (Director Park & Rec.) and Tom Scarlata (BH+A) attended the meeting.

Mr. Retzky reported on the progress of the project. The land conversion process to comply with the Land and Water Conservation Fund ruling will be discussed at the next Chairs Meeting. They will discuss whether the Town should move forward with the conversion process.

The concrete flat work is ongoing. The exterior masonry work is ongoing. The railing installation is ongoing. The HVAC, plumbing and electrical work is all ongoing. Interior tiling in the lobby, kitchen and bathrooms is nearing completion. The interior plaster with priming and painting is ongoing. Fire protection is nearing completion.

The exterior building siding, painting and exterior metal panel work is complete. The roofers are completing the flat roof metal work and shed roof.

The pool is being prepped for tile work. The pool deck work final grading and crushed stone has been finished. The insulation board with concrete pool deck work is to begin shortly. The terrace benches are being framed and built.

The Contractor is moving toward an end date of August 4th. Another superintendent is on site for the concrete flat work.

The anticipated cost log total is \$296,740 leaving a contingency balance of \$12,077. The Committee reviewed Change Order #13 from G&R Construction in the amount of \$67,506.78 for ten adds. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Toolan seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed Requisition #12 from G&R Construction in the amount of \$963,717.92 for May 2018 services. The invoice was reviewed and approved by the Architect and Mr. Retzky. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Creem seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed an invoice from Bargmann Hendrie & Archetype in the amount of \$16,139.25 for services thru April 2018. The invoice was reviewed and approved by Mr. Retzky. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Toolan seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed an invoice from Rist-Frost-Shumway in the amount of \$2,024.00 for April 2018 commissioning services. The invoice was reviewed and approved by Mr. Retzky. Mr. Kent made a motion that the Committee approve the invoice for payment. Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously.

The Committee reviewed two invoices from UTS of Massachusetts in the amounts of \$2,070 and \$1,130.00 for services thru May 22, 2018. The invoices were reviewed and approved by Mr. Retzky. Mr. Kent made a motion that the Committee approve the invoices for payment. Mr. Schifilliti seconded the motion. The motion was then voted upon and approved unanimously.

Handouts: Agenda, Requisition #12, CO #13, Invoice, Photos, Budget update

H. Adjournment

The meeting was adjourned at 9:50 PM.

The next PPBC meeting will be on Monday, June 25, 2018 at 7:30 PM, at the Needham Public 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.