

PERMANENT PUBLIC BUILDING COMMITTEE

TOWN OF NEEDHAM

MINUTES OF MEETING

Date: May 26, 2020

Time: 7:00 PM

Location: Zoom Cloud Meeting

Attendance

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

BDCD Staff: Steve Popper (Director of Design and Construction)
Hank Haff (Sr. Project Manager)
Mike Retzky (Project Manager)
Steve Gentile (Project Manager)

User Representatives: Susan Neckes School Committee, School Master Plan Rep.
Anne Gulati School Finance Director/School Master Plan & Emery Grover Study Rep.
Matt Spengler School Committee, Emery Grover Study Rep.
Rick Merson DPW Director, Central Ave Storage Rep.

Other Attendees: Dan Gutekanst School Superintendent
Don Walter Dore & Whittier Architects, Inc.
Michele Rogers Dore & Whittier Architects, Inc.
Jason Boone Dore & Whittier Architects, Inc.
Tamatha Bibbo Pollard School Principal
Jessica Downey High Rock 6th Grade Center Principal
Joel Bargmann Bargmann Hendrie & Archetype
Reese Schroeder Bargmann Hendrie & Archetype

Minutes prepared by: Kathryn Copley Administrative Specialist

This meeting was posted on the Town web site on May 20, 2020 as a:

Virtual Meeting on Zoom Cloud Meetings

Meeting ID # 876 9297 0972

Password: 5nDbW0

with the following instructions:

To join video conference of the PPBC meeting on Zoom Cloud Meetings -

Step 1 Go to Zoom.us

Step 2 click on Join a Meeting button at top of page

Step 3 enter the Meeting ID# to join at the time of the meeting

Step 4 enter Password

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Choose "Call using internet Audio"

A. Approval of Minutes

The Committee reviewed the minutes from the May 11, 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. Memorial Park Field House

Matt Borelli (Select Board) and Mike Retzky (BD CD) attended the meeting.

Mr. Retzky reported that the HVAC work is complete, and the commissioning is underway. There will be a pay application from G&R Construction at the next meeting.

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

Red Thread	Furniture	\$6,570.13
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Mr. Silverstein seconded the motion. The motion was then voted upon and approved unanimously 7 yeas - 0 nays – 0 abstain.

C. School Master Plan Study

Susan Neckes (School Committee), Anne Gulati (School Finance Director), Dan Gutekanst (School Superintendent), Don Walter, Michele Rogers, Jason Boone (D&W) and Hank Haff (BD CD) attended the meeting.

Mr. Popper indicated that the Pollard Middle School will be of interest in the near future. There are concerns regarding the safety of car, van and bus traffic around the building at drop-off and pickup times with a potential increase of 50% in the student population by adding 6th grade back into Pollard.

Dore & Whittier reviewed several options for parking and site circulation for the Pollard Middle School for a grade 6 to 8 middle school assuming a renovation and an addition in the rear of the building. This was to explore whether the parking needs could be situated on the site. In all options the current parking lot off Harris Avenue to the east side of the building will be expanded towards the rear of the site. The parking space target number is 328 spaces per the zoning guidelines. Each scheme has the parking in the rear of the building in different configurations. The student drop off area would be located in the rear of the building with the parent drive line starting on Harris Avenue and exiting on Glenwood Road or in other schemes entering and exiting on Glenwood Road. Several bus drop off and pick up schemes were reviewed all using Harris Ave for entry and exit. Two of the schemes achieved the desired parking space target. These options demonstrate that it is possible to fit parking on the site with sixth grade added as part of the student population. These options will be discussed further at the Working Group meetings.

Currently the site is in compliance with most zoning requirements. All renovation/addition plans would require special zoning permits. Permitting could be a challenge similar to the difficulties when the Newman Kindergarten at Pollard was permitted.

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D. Emery Grover Building Study

Matt Spengler (School Committee), Anne Gulati (School Finance Director), Dan Gutekanst (School Superintendent), Joel Bargmann, Reese Schroeder (BH+A) and Hank Haff (BDCD) attended the meeting.

A draft copy of the study was emailed to the Committee for comment. The study needs to be finalized. The two preferred options are the ones that renovate the existing building with an addition to the rear. These options are:

Option 2 consists of renovating the existing Emery Grover building and adding a new addition right up against the rear of the building. Some of the interior spaces would not have windows. It provides a total of forty-eight parking spaces between the front and rear.

Option 3-Rotated consists of renovating the existing Emery Grover Building and adding a new addition at a 90-degree angle to the rear of the building. This would maximize the number of offices with windows. It provides a total of forty-two parking spaces between the front and rear.

Option 3-Rotated with a garage under the addition consists of renovating the existing Emery Grover Building, adding a new addition at a 90-degree angle to the rear of the building and providing parking under the new addition. There would be fifty parking spaces on site. This option aligns the upper floors of the old and new buildings.

All of the options would require remote parking at the Stephen Palmer Building site, and all would require a zoning by-law amendment to increase the Floor Area Ratio (F.A.R.) as well as other special permits.

The above options allow for a full program including a 1,200 sq.ft. conference room for 100 persons and a centralized school IT Department.

The estimated cost values of the different options were very close. Option 1 (demolition of the historic building and construction of a new building) is estimated at \$27.6M, Option 2 is \$27.3M, Option 3-Rotated is \$28.6M and Option 3-Rotated with underground parking adds a \$750K premium. Because of the close cost estimates it was felt that demolishing the existing building and building new did not save much money and excluded the project from receiving CPA funds. Community Preservation Act funds would only be available with the preservation/renovation of the existing building and could assist with funding the project. Further discussion with the CPC is needed. Committee members made suggestions for edits to the draft report.

It was felt at the last Chairs Meeting that the Historical Committee should speak to the options that were developed.

The next steps are to distribute the draft to the full Working Group, meet with the Historical Committee, further CPC discussions about possible funding and incorporate comments into the study.

A suggestion was made to consider putting a non-binding article in the fall 2020 Special Town Meeting. Changes would be needed to the Zoning By-Laws.

E. Central Ave Storage/Jack Cogswell Building

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

Blue Hills Observatory	Weather Station Equipment	\$1,278.00
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Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously 6 yeas – 0 nays – 0 abstain.

F. Sunita L. Williams School

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

Dore & Whittier Architects	May 2020 Services	\$ 5,197.30
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Ms. Espada seconded the motion. The motion was then voted upon and approved unanimously 6 yeas – 0 nays – 0 abstain.

G. High School Expansion

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

Rist Frost & Shumway	Commissioning Services April 2020	\$ 612.50
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Mr. Kent seconded the motion. The motion was then voted upon and approved unanimously 6 yeas – 0 nays – 0 abstain.

H. Public Safety Complex & Fire Station 2

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

Town of Needham	Police Details May 2020	\$ 1,420.00
Town of Needham	Fire Details March 2020	\$ 5,702.40
UTS of Mass	Materials Testing Services 4/20	\$ 165.00

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

I. Chairs Update

The Cogswell solar findings were presented to the Finance Committee. Due to the current uncertain financial environment they had a negative response to the project. The comment was made that solar was not part of the original appropriation. The design of the system will go forward, but the project may need to be presented to Town Meeting for approval.

Mr. Popper and Mr. Sargent will present an update on the Public Safety Complex and Fire Station Two project to the Select Board tomorrow night. The updated schedule and change orders will be discussed.

The current contingency for the Public Safety Complex and Fire Station Two project is \$1.9M without the Anticipated Cost Log values and \$1.3M with the Anticipated Cost Log values. Some site issues have been found at Fire Station Two and it is unknown what will be encountered when the Fire/Police building is demolished. Design issues have been identified.

J. Adjournment

The meeting was adjourned at 9:00 PM.

The next PPBC meeting is scheduled for Tuesday, June 9, 2020 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.