



**Public Building Committee  
Tuesday October 27 2015  
Scituate Board of Selectmen's Hearing Room  
7:00 pm**

***In attendance:***

Carl Campagna, Jacqueline Carr, Ed DiSalvio, David Capelle, John Lemiux, Mark Thompson, Chief Murphy, Tricia Vinchesi, Joe Sullivan, Jessi Finnie, Shawn Harris, Nancy Holt, Joe Sullivan, Don Walters, Karen Canfield, Ashley Gonzalez, Conrad Ellos

Absent: Deputy Al Elliot, Chief Stewart, Mike Heger, Alan Brown

1. Meeting Called to Order – 7:00 pm by Ed
2. Agenda unanimously approved
3. Meeting Minutes unanimously approved 1<sup>st</sup> Carl 2<sup>nd</sup> Ed  
Mike Heger was absent

**PSC Update**

Jon Updated the team on last week's BOS meeting. The warrant was reopened for the additional funding; they will be article 7&8.

*Ed: if article 7 passes and 8 does that change the low bidder?*

*Jon: no CTA continues to be the low bidder.*

*Jacqueline: once we get the funding from the town, we get bonded and insurance can something fall apart between then. Is there a way this bid can fall apart?*

*Jon: we have until the 20<sup>th</sup> to get the GC a contract.*

*Ed: all the prices you have are for the 20<sup>th</sup>*

*Jon: yes they are held for 30 days*

*Ed: I have had good experience with CTA*

*Jon: they depend on the team; this proposed team is very experienced.*

Don updated the team about the septic system; they are seeking a variance, which has become an issue. They have an option to add another tank onsite instead of going for a variance.

*Ed: will it be on site?*

*Don: No it will still be across the street.*

*Jacqueline: will there is a cost?*

*Don: yes there will be a cost for the tank*

## Library Update

Conrad updated the team with an overview. The asbestos abatement has been completed, the demo is still underway. During the demo they have uncovered some structural problems with the existing trusses. Tonight will be a second change order for \$49,500 for mastic on the block and 3<sup>rd</sup> change order for 3k on the end grains. The children's wing during demo the trusses are showing failure. The Structural engineer came out, what appears happened was some of the trusses were retro fixed on site, and some are cupping on supporting membranes. There was a lot of detailing defiance's were they bolted a sister of 2x8 which was only built every 4'. Joist hangers were only nailed 3 times when it should have been 8. They looked at repair and stabilization as well as remove and replace. The structural engineer gave costs and timelines for both.

Conrad: the asbestos is behind us and we have the change orders to approve, then we have the structural change order to look at.

Ed: *the trusses lack a lot of bracing.*

Joe: *even the mains there was no cross bracing to hold those up. We are building a building for the next 50 years, and we want to do it right.*

Ed: *what are the prices?*

Conrad: *full replacement for \$40,000 to remove existing framing, \$100,000 for a new roof.*

Ed: *would that be steel frame*

Conrad: *that is for wood with TJI's.*

Ed: *are the bearing walls in the children's wing on foundation?*

Conrad: *it's the piers only that are cantilevered.*

Carl: *since some trusses are hidden what is the cost of repair?*

Conrad: *the repair approach is the time; it will take weeks for the structural engineer to analysis.*

Joe: *if its 3 weeks for the structural engineer there's \$13,000, \$40,000 for trusses, then there is the labor which is very time consuming about \$80,000, plus 20days of day, total cost of about 138k; after all this we aren't sure if it will make todays code with only repairs.*

David: *what's the contingency?*

Joe: *total of \$800,000*

Tricia: *we are \$264,000 into the building without even into the contract.*

Joe: *\$204,000 because I had \$60,000 for abatement in the budget*

Tricia: *we decide to replace the whole roof, where is the expertise that is saying to replace this and it is a prudence decision.*

Conrad: *we can have the structural engineer put this in writing.*

Tricia: *that is what we need is written instruction. We need to make sure we vet these quotes, we need an itemization of the deficiencies.*

Conrad: *the report will be more general but the engineer knows the generals and I can have him formalize in a letter. The sooner we approve this the less money we will send. What is the process?*

Tricia: *if it is under \$50,000 we can approve it. All BOS are aware of this issue. The BOS could vote a contingency not to exceed*

Joe: *if the committee motions to proceed, where can we go from there*

Tricia: *The demo is not a problem it is the cost and vetting the quotes.*

Ed: *what does the engineer want for the redesign?*

Conrad: *13k for repair analysis and roof replacement is \$8,200*

Tricia: *the building commissioner walked the site, and the commissioner was very concerned with what he saw*

Ed: *if we go replacement route we could vote to approve not to exceed 40k and get demo going, as well as approve the engineer for the \$8,200*

Joe: *there will be a number of credits that we will qualify to get that dollar value back.*

Conrad updated the team that there is also some structural issues with the main truss area. The remaining roof sections and the way it was framed are very unorthodox. The ceiling joists have to come out in order to install sprinkler and ductwork. There has been a lot of work to look at cost and time. The recommendation is to get rid of the remaining wood trusses and replace them with steel. This change would be around \$100,000, this is a rough cost with hopefully some credits towards. With that change you are getting a whole new building. It seems like a 6 week delay.

*Ed: was the SW wing accessible for the structural engineer to do some due diligence.*

*Joe: it was in the bathroom and there was ductwork in there but I don't think this would have uncovered the whole problem.*

*Tricia: I need you to come in to the BOS and lay everything out. They will ask hard questions and we need to be transparent about it.*

*Jacqueline: what else is out there to be lurking?*

*Joe: it is a bare shell now after the roof is removed*

*Jessi: in terms of timing is it still possible to proceed with foundation before the bad weather*

*Conrad: we are reviewing shop drawings now, the demo of the areas are critical for the time frame.*

*Jessi: the \$45,000 was if we were to continue demo and if we remobilize for a week it will go up*

*Conrad: yes, they have abatement ahead of them*

*Joe: the children's wing is \$40,000 to knockdown knowing we need*

*Shawn: What is the span for the trusses?*

*Conrad: about 50' trusses, it will be designed for current code*

*Shawn: has the engineer been aboard all along*

*Tricia: the children's roof needs to be replaced*

*Jessi: since one of the issues the contractor happen is removing the flooring, are they going to own any of this*

*Conrad: we are looking for when credit is due.*

*Ed: can we get a similar letter from the structural engineer to base out final decision on for the trusses and*

*Tricia: These are all big issues and we need to vet them with the BOS, present the numbers to the team.*

*Joe: could we approve the \$8200 for the redesign*

*Tricia: yes*

*Shawn: you said more asbestos abatement, could he been working on this until the demo is ready so he doesn't have to mobilize*

*Joe: Have been doing everything in my power to keep him there.*

Get letter from structural engineer approve 8200 based on public notification of the selectmen then move forward. Can this board authorize to move forward after Tuesday's meeting?

- **Motion to approve the structural engineer to complete the redesign of the Children's wing roof for the amount of \$8,200. 1<sup>st</sup> Motion Dave 2<sup>nd</sup> Karen unanimously approved.**
- **Motion to approve CO 2 in the amount of \$49,700 for the additional asbestos removal 1<sup>st</sup> Motion Dave 2<sup>nd</sup> Jessi**
- **Motion to approved Requisition 2 for the amount of \$383,304.10 1<sup>st</sup> motion Dave 2<sup>nd</sup> Carl**

Adjournment: 9:00pm 1<sup>st</sup> motion Jessi 2<sup>nd</sup> motion Carl

**Respectfully submitted,**

Lindsey DeSimone, Recording Secretary