



**Public Building Committee
Tuesday March 15 2016
Scituate Board of Selectmen's Hearing Room
7:00 pm**

In attendance:

Ed DiSalvio, Carl Campagna, Jacqueline Carr, Mark Thompson, Tricia Vinchesi, Jessi Finnie, , Joe Sullivan, Ashley Gonzalez. Conrad Ellos, Deputy Al Elliot, Steve Theran, Don Walters, Chief John Murphy, Karen Canfield, Shawn Harris

Absent: Toni Snee, Nancy Holt, Chief Stewart, Mike Heger Alan Brown, John Lemiux, David Capelle,

1. Meeting Called to Order – 7: 01pm by Ed
2. Agenda unanimously approved
3. Meeting Minutes 2.23.16 tabled until next meeting

Public Safety Complex update from OPM:

Steven Theran updated the team on the current updates of the project. Progress photos were shared with the team. Interior pipping work and interiors piers are being finished up. The highway permit has been essentially issue free, the schedule is on track.

Ed: site utilizes, can you upgrade us?

Steve: in the building and under slab will happen at the end of this month. The plan is for the slabs to be in place before that.

Ed: any outstanding issue with permits or con com

Steve: the only issue is the highway access permit, this afternoon we hear the permit is ready to be issued. The police details happened in order to get access and we are working on how to handle this pricing

Ed: the septic?

Steve: this is all set; we worked out the costs associated

Don: we worked it down from \$4000 from where we started; we are close on finalizing the cost.

Jacqueline: Why did DW contract go down 57000?

Tricia: just a contract adjustment from schematic design

Ed: the 200k for the traffic signage the town has to pay for?

Tricia: we are using 250k out of mitigation money to help pay. But we are only using this money if there is no contingency money left.

Tricia: the planning board required dimming in the parking lot, we asked the planning board to wave this so there is 16k CO for this.

Steve explained that things with CTA were going very well. Jeff Hazelwood is involved in every discussion, Jared is exactly as the references said.

Carl: how is the issue with the boulders?

Steve: the amount was for \$5000, the berm has been filled with boulders but there are still more to bury.

Tricia: there will not be asphalt on top of them correct

Steve: no they will be in the berm per the Geotechnical

Don: the site meetings are moving from 1-12 on Wednesdays.

Shawn: could this group meet on site to see the progress

Steve: typically we will go through CTA with, what works for the team

Tricia: when the steel is up would be good.

Don: if we do it in May we will have some daylight

Ed: possible April 12 around 6pm

Review of pending Change Orders

Steven reviewed the open change order log with the team in his hand out

Steve: CO 1 for the filed sub bidder replacement for the resilient flooring for total amount of \$8,459.87. The other CO was for CO4 change class IV RCP to Class V RCP for total amount of \$0.

Ed made a motion for CO 1 for \$8459.87 1st motion Carl 2nd Jacqueline

Ed made a motion for CO 4 for \$0 1st motion Carl 2nd Motion Jacqueline

Steve informed the team that the other CO's on the log are still being priced and reviewed

Application for payment for the amount of \$987,600 was submitted to the team. Steven explained within was work done for; foundation, shop drawing design, steel plates and columns, foam work and site work.

Ed made a motion for approve Application for payment #3 for total amount of \$987,600

1st motion Carl 2nd motion Jacqueline

Other business:

Tricia said that we have been very impressed with the contact team as well as the architect. The notes are detailed, and the communication has been great. We are happy with the way the project is running.

Budget Appropriation review

No update at this time

Library Update:

Joe updated the team; the structural steel is going up , there was a beam signing last week. The lumber for the SW wing was delivered and framing began Monday.

Review of pending Change Orders

Joe gave the team background of PCO#32-R1 to the team on how they came to this number. They narrowed the CO down to two sub-contractors. Joe felt that there was no need to include overhead and profit for CTA, and this was removed. 3 additional weeks have been added to this change order.

Ed: this is was the entire wood frame correct

Joe: yes, we owned a portion but that is not included. The reframed drawings are very detailed, the interior steel beams and the way that they tie in.

Ed made a motion for PCO 37-R1 for total amount of \$45,450 1st motion Carl 2nd motion Jacqueline

Ed made a motion for PCO 32-R1 for new and revised roof framing for total amount of \$267,037.44 1st motion Carl 2nd Jacqueline

Requisition for payment for month of February, \$331788.07, includes the pier and reconstruction of the interior wall change order, their General conditions at 20%.

Ed made a motion for application for payment #6 for total amount of 331788.07 1st motion Carl 2nd motion Karen

Budget Appropriation review

Joe spoke to the budget break down with the cost of the PCO 32 the remaining contingency is \$205,879.22

Ed: on your report you break it down, \$307,970 is the total amount approved

Joe: yes and there is still more under the anticipated cost.

Jacqueline: what is the \$594,120?

Joe: those are the total in change order, a few included in this cost we have to approve tonight.

Tricia: what are design change column?

Conrad; this work is future analysis to track for responsibility

Joe: documentation of missing information or answer to and RFI

Tricia: PCO 21 for rebar that was not on the plans why is this not a credit?

Joe: your contingency is built for error and omissions in the drawings, if they exceed a percentage then we need to sit down and discuss.

Ed: yes but you pay a 15% commission for a change order

Jacqueline: when is the completion?

Joe: December

Conrad: the construction end date was to be Oct but we had to add time for the delays

Ed: what else is coming up?

Joe: we have some underground 90' ductwork because of the height transition in the lower level.

We made it work in the west side but not the east

Conrad: the existing ductwork was not reusable.

Joe: the estimated cost we are working on is for \$62,802.37 this is not a final number.

Ed: why does this have to go under? because of height?

Joe: the 30" round duct is going 4"x40", there is not drop ceiling in here and no cavities to run it

Ed: what does your mechanical engineering assuming with this number?

Conrad: it wasn't noted as transit.

Jacqueline: PCO's 28-35 is an addition \$108k

Joe: there are place orders not definite numbers

Tricia: maybe a column that lists the approved

Joe : I have 140k that we will be able to move into the contingency, I carried 60k for asbestos abatement, 40k of this we are not using. \$100k from owner's project contingency was not reallocated to another line item; it should have been put back in to contingency which is what we will do.

Ed: can we move the money on the next time we print this out

Tricia: what happens if we run out of contingency, we may need to hold off of other things to get the building built.

Joe: the overall budget was almost 12million, we did give 235k back since the building was under budget and we may have to address this

Tricia: Conrad do you foresee material surprises

Conrad: the drywall on the permitted wall on the sw wing had to be removed and now need new drywall. The ductwork is the biggest outstanding.

Tricia: I just don't want an empty meeting room

Conrad: I don't for see that I feel very good with the 235k in the contingency.

Jessi: what about the site in the spring

Joe: the drainage is in; losing the cedar shingles is a cost savings for 100k. If we want to do this we have to make the decision next month

Ed: what about the lifespan?

Conrad: the asphalt shingles do worse in a storm, cedar does rot but we do have a cedar breather to help with that.

Ed: the 235k how did this come about?

Joe: we had a little over 500k, we took about 300k of the 500k, and gave it back to the town .

Tricia: the 235k was given back to the tax payer, we voted on to it. This amount was not levied on the override. This building is going to last over 50 years, and I would rather have us wait a little on some interior stuff then sub out shingles

Jessi: there are some audio visual items we could not do in FF&E.

Tricia: I think an estimate of outstanding items that might bubble up so we understand and are not blind sided

Jacqueline: are the gates reuse committee looking at asbestos testing?

Tricia: the school has done it every year for 5 years, they have extensive asbestos testing down

Other Business:

We did receive a complaint for a truck ideling at 5 am, it was a delivery of rental equipment, which was not to be delivered before 7am. We are putting up signage for no ideling and no deliveries before 7am.

Tricia: this is the 3rd time you have been contacted about this. If this happens again it's coming out of his pay check. It is not excusable.

Joe: it is a difficult to control, we set guidelines with them. I would like to see the police ticket these people.

Tricia: whatever you tried as a proactive last time is not working. You have been there for 150 days. I understanding you are try to control this!. You need to communicate to the contractor

Joe: to finically have an impact with them, by ticketing, we don't have a finial avenue

The instructions we gave them was clear and concise.

Tricia: we need a Big sign, that informs them they will be fined

Ed: can we find out from the police what the penalties we can impose

Tricia: the tickets are signed to the driver, not the contractor. We can speak with the police about violating the bylaw.

Conrad and Karen showed the team the signage for the team, architect, contractor, OPM, PBC and BOS are listed on the signage.

Karen handed out the new public update that will be distributed to the residents. The team reviewed and made minor corrections.

Other Business:

Jacqueline asked for the middle school to come present and what their contingency was.

Tricia: the PSC meeting and the school meetings were at the same time, we have changed that and I will now be able to attend and update the team.

Adjournment: 8:52 1st motion Carl 2nd Ed

Next Meeting 3/15/16

Respectfully submitted,
Lindsey DeSimone, Recording Secretary