



Public Building Committee
Tuesday June 28 2016
Scituate Board of Selectmen's Hearing Room
7:00 pm

In attendance: John Christiansen
Carl Campagna, Jessi Finnie, John Lemieux, Joe Sullivan, Karen Canfield, Patricia Vinchesi, Ed DiSalvio, Chief John Murphy, Steve Theran, Shawn Harris, Chief Mike Stewart, Alan Brown

Absent: Toni Snee, Nancy Holt, Mike Heger, Conrad Ellos, Deputy Al Elliot, Mark Thompson, Kevin Kelly, Don Walters, Ashley Gonzalez, Jacqueline Carr, Joe Sullivan

1. Meeting Called to Order – 7: 06pm by Carl Campagna
2. Agenda unanimously approved
3. Meeting Minutes 6.14.16 – postponed

PSC update:

Mr. Lemieux presented a slide show to the team and reviewed the ongoing project. The first floor masonry has been completed; the second floor metal framing is being installed. The gravel for the onsite drainage is being installed per the conservation request. The dog kennel and stair well progress is ongoing. The windows for the building have been delivered and are being installed.

Mr. Theran gave an overview of the weekly reports; mechanical trades are making great process. Over the next couple of weeks the mechanical work will continue, the mock up roof will be ready for review soon.

Review of pending Change Orders:

PCO#19 Radio Monopole- Work to furnish and install an 84” Valmont monopole radio tower antenna, for the total cost of \$47,131.33

Mr. DiSalvio: Do you have the cost for the arms?

Mr. Lemieux: she put aside \$75,000 but I don't think it will be this high

- The team reviewed the supplied breakdown of the change order.

Mrs. Vinchesi: When does this arrive?

Mr. Lemieux: 6-8 weeks

Mrs. Vinchesi: Will this need a police detail?

Mr. Lemieux: This will come in two pieces.

Mr. Campagna: On the breakdown it indicates tower 2 and 1, is this two sections?

Mr. Lemieux: Yes section A & B

Carl Campagna made a motion to accept PCO #19 for the amount of \$47,131.33 1st motion Ed DiSalvio 2nd motion Chief John Murphy

Carl Campagna made a motion to approved Change order #04 which include PCO#20, PCO#12, PCO # 13, PCO #16, PCO#17, PCO#19, PCO # 25, PCO # 26 for the total amount of \$80,795.59 1st motion Ed DiSalvio, 2nd motion Chief John Murphy

Mr. Theran reviewed with the team the commissioning of the building and presented pricing from various firms to complete this work, the original budget carried \$25,000 for envelope commissioning and \$25,000 for Mechanical Commissioning. Mr. Lemieux stated that this is a third party service we want them to do window test and monitor the sub-contractors along the way, it would be helpful to have a commissioner local to the community so we aren't incurring commuting costs. These first days are important on when the windows and mechanical equipment are going in.

Mr. Murphy: Will we review the life safety with them?

Mr. Lemieux: This is the next step; life safety is covered within the original scope. With the envelope you are talking about more of the performance

Mr. DiSalvio: I have worked with 4 out of the 5 listed contractors. I am concerned who would be reviewing at Gale

Mr. Theran: Brian Kneely would be working for us on Gale, and I could insist having Brian on this project.

-Mr. Lemieux offered to contract with the voted commissioner as a pass through for the team.

Ed DiSalvio made a motion to approve envelope commissioning not to exceed amount of \$25,000 that Vertex will hire Gale Associates and Brian Kneely has to be the project manager on the job. 1st motion Tricia Vinchesi 2nd motion Chief John Murphy

Mechanical Commissioning has been tabled until next week.

Budget Appropriation review:

Mr. Lemieux the contingency log with the team, currently there is \$145,000 remaining in the contingency, which is about 1.4% change orders at this point.

Other Business:

Mr. Lemieux informed the team that the GEOTech consultant had exhausted his fees, Dore and Whittier has raised the ceiling for their soft cost not to exceed \$3,400.

Carl made a motion to approve the \$3,400 increase to D&W contract 1st motion Ed DiSalvio 2nd motion Chief Michael Stewart.

Mrs. Vinchesi: Dore & Whitter's contract is for 1.3 million and we have spent 1.1 million and we have 7 months of the project left

Mr. Lemieux : This is not uncommon, D&W will be here until the end.

The team reviewed the materials board for the PSC, the interiors committee

Ed DiSalvio made a motion to approve the materials board 1st motion Carl Campagna 2nd motion Chief Mike Stewart

Christianson (DPA)

Library Update:

John Chiasson gave the team an update of the project with monthly progress photos. The project is 45% complete, the carpenter has been framing all month and the light monitors are complete. The contractor has final connections to make with various clips to be added, there will be a structural review on this Thursday. The windows have been delivered to the site, and the window framing is being prepared for installation. The mechanical contractor has set all the existing units in place and has begun the ductwork installation and piping work. The south side of the building is water tight. The site work has installed 80% of the piping underground, the raise of the grade has commenced. The weather barrier is the biggest milestone date that must be met in a timely manner.

Mr. Campagna: Are the as builts being kept up to date?

Mr. Chiasson: Yes they are, the HVAC guy had the drawings and was working on the changes that occurred.

Mr. DiSalvio: What are the deliverables to the town?

Mr. Chiasson: I believe CAD drawings.

Mr. Campagna: Do you feel the job is staffed properly?

Mr. Chiasson: I would like to see some more framers on site and a couple mechanical guys I think we will see that go up.

Mr. Harris: The move in is January, will landscaping happen in the spring?

Mr. Chiasson: There is a substantial amount of work down and the site contractor is very efficient and has made a lot of progress.

Mr. Harris: is the town going to have a mechanical consultant?

Mr. Chiasson: Yes Joe is looking some commissioning agents.

Budget Appropriation review:

Mr. Chiasson presented a payment requisition #10 for the total amount of \$851,525.88

Ed DiSalvio made a motion to approve Requisition #10 1st motion Carl Campagna 2nd Tricia Vinchesi

Review of pending Change Orders:

No change orders to review at this time

Other Business:

Jessi informed the team that there will be a lighting review meeting tomorrow. The Fire department is ok with the numbering and the changes with the sign company. The deadline for the photography contest which runs through Aug. 15th, this has been met very enthusiastically.

Adjournment: 8:45pm 1st motion Karen Canfield, 2nd motion Jesssi Finnie

Respectfully submitted,
Lindsey DeSimone, Recording Secretary