

TOWN OF SCITUATE



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**MEETING MINUTES**  
**Public Building Commission**  
**Tuesday, May 21, 2020**  
**Selectmen's Hearing Room**  
**Town Hall**  
**7:00 pm**

*Meeting conducted pursuant to the March 12, 2020 modifications to the Open Meeting Law made by Governor Baker pursuant to the state of emergency due to COVID-19. This meeting was live broadcast by SCTV.*

**Commission Members Present:** \*Stephen Shea: Chairperson

**Also, in Attendance:** Nancy Holt, Finance Director

**Remote Participants:** Stephanie Holland, Ed DiSalvio, Larry Guilmette, Carl Campagna, Linda Hayes; User Member, John Miller; User Member, Deputy Fire Chief Al Elliott; User Member, Karen Canfield, BOS, Steve Kirby, Vertex (OPM), Seth, TV, Alicia Anthony, Recording Secretary

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**Commission Members Absent:** N/A, Jessi Finnie

**Not in Attendance:** Elizabeth Holthaus, User Member;  
Police Chief Michael Stewart, User Member;  
Fire Chief John Murphy, User Member;  
Deputy Police Chief Mark Thompson, User Member

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The meeting was called to order at 7:07 PM by Stephen Shea. Mr. Shea asked all members to identify themselves participating remotely.

**Acceptance of Minutes:** Mr. Shea asked the committee to review the April 14, 2020 minutes. He made a motion to accept the minutes which was seconded by Carl. UNANIMOUS, Voted majority in favor (5-0) to accept the minutes as submitted by roll call vote;

**Senior Center Project Update provided by the OPM, Steve Kirby of Vertex**

Mr. Kirby reported foundation is complete.

Elevator masonry shaft has been erected. The process of preparing for the concrete slab pour, underground plumbing, and electric is complete. Backfilling has started. Slab pour is scheduled for this coming Tuesday, May 26<sup>th</sup>, weather permitting. Work on drainage and sewer lines is ongoing. The water service tap on First Parish Road is completed. Pressure test results came back with no issue. Stone wall repairs have been started, in particular, at new driveway that has been cut in for sewer lines. The also started a small section of the old

entry by the Gates School. Stone wall was reviewed and approved by architect. The GC is planning to start the framers roughly June 1, to start first four walls. They're going to do a portion of the building panelized, so some sections will come prefabricated.

**Recreation Center Project Update provided by the OPM, Steve Kirby of Vertex**

South stairs and ramp, as well as the side walk, has been completed. A temporary handrail has been put in place while a permanent one is being fabricated. Doors are installed, there were some hardware issues but soon they will be able to be used for Rec offices. The abatement on interior of the gym has been completed. Doing exterior abatement now. Interior demo has started. Exterior work will start when abatement is completed. The temp fence will be relocated out to Cudworth in order to do the work on the new north parking lot.

Steve Kirby asked if there were any questions on the progress.

Stephen Shea asked Mr. Kirby how they are doing on stones for wall. Mr. Kirby reported that there will not be enough between what they took out and have what has been uncovered. Samples will have to be brought in for architects to review. They're finding that stone has not been consistent as some of it is rounded and square so should not be a problem matching it.

Mr. Shea asked Mr. Kirby how everyone is making out on site with COVID-19 compliance. Mr. Kirby reported that there has been no issues with following Comm of MA procedures and guidelines. They are still outside but all have masks on and are conducting meetings via conference calls or spread out on site. They are following all social distancing policies. There is no change in schedule due to COVID-19.

Mr. Shea asked for any comments or questions from remote participants and there were none.

Mr. Kirby then went through the photo log book – a photo documentation he put together from the beginning of the job up to current of milestone shots. See attached.

Mr. Kirby offered to provide these milestone updates as he sees fit and the board agreed.

Steve Kirby then reviewed Change Orders;

Change order #3, Delphi Construction, containing three PCO's totaling \$15,321.06

PCO #7R-1 Removal of existing drainage under building footprint, \$2,856, used unit prices so were already set in contract

PCO #9R-3 Modifying footing detail on foundation wall, \$1,183.40, existing detail was interior slab to abut foundation wall. The architect and engineer would prefer to have a shelf for the slab to rest on to assist in future settlement

PCO #12 Revision of sub pump in elevator kit, \$11,281.66, MA Plumbing Board mandated a new type in elevator shaft kits that ours did not have so we had to add this in as a change order. Mandate was issued post bid.

Stephen Shea made a motion to approve change order #3 if there were no further questions from the board, there were none, seconded by Larry, Voted majority in favor (5-0) by roll call vote – unanimous

Mr. Kirby went over PCO's pending, including credits they're working through.

PCO #6 was eliminated, credit in range of \$700

PCO #13 Low Voltage Scope revisions still running at about \$8,700.

PCO #11 deleting some seismic requirements in HVAC as does apply based on code, would result in a credit of about \$3,000

PCO #14, potential add for commercial grade under counter sink, may go through state bid list rather than contractor, would result in about a \$2,000 add

PCO #15 delete some repointing where they demolished the C Wing and this would result in a credit of about \$1,500.

PCO #16 A credit proposal came back on asbestos foundation, quantity listed was not reached, this credit is in the \$70,000 range.

Mr. Kirby asked if there were any questions, there were none.

Mr. Kirby moved onto Delphi's Application for Payment #4 for \$303,309.97, for work performed over month of April for the Senior Center and Recreation Center which brings them up to 12.25% project complete. No questions or comments.

Mr. Shea made a motion to approve the April Services by Delphi Construction, seconded by Carl, UNANIMOUS voted majority in favor (5-0) by roll call vote.

Mr. Kirby moved on to Bargmann Hendrie + Archetype amendment for additional services for \$36,727 which included -

Tremco Roofing survey \$3,000

Coastal Engineering \$1,747

Pare Corp Traffic Studies \$4,030

Control Point survey \$5,100

UEC for abatement monitoring \$22,850

Bargmann is not adding any markups and passing through the cost.

Mr. Shea made an amendment to approve The Bargmann Hendrie & Archetype invoice, seconded by Carl, majority in favor (5-0) by roll call vote – UNANIMOUS

Mr. Shea asked to get a few more PO's approved by board before moving on -

First being Bargmann Hendrie + Archetype's standard monthly invoice of \$19,124.80 for services through April 30 bringing them to about 40% of project completed.

Steve made a motion to approve, seconded by Larry, majority in favor (5-0) by roll call vote – UNANIMOUS

Second invoice is for Vertex Engineering Services standard monthly billing through the month of April in the amount of \$26,367.41

No questions or comments from board.

Steve made a motion to approve, seconded by Larry, majority in favor (5-0) by roll call vote - UNANIMOUS

Mr. Kirby brought to the board's attention the potential of relocating trash pad. They had run out of places to put it during design. Nothing has been decided at this point. Mr. Shea asked him to keep the board posted before making a decision. Mr. Kirby says this also ties in to some lighting issues and all agreed this is something to address soon.

Mr. Shea wanted to bring up while furnishing senior center to keep in mind the COVID precautions. Linda mentioned that she had spoken with architect about visiting the furniture supplier the first weekend in June.

#### **Public Safety Complex Update, Stephen Shea & Steve Kirby of Vertex**

Mr. Shea brought to attention the Public safety complex project and says he has been in touch with Kevin Kelly from the town is still tracking WSP retro commissioning work but things have slowed down with many places being shut down due to COVID, he will be keeping Stephen up to date.

Mr. Shea asked Mr. Kirby to update the board on the Gutter Brackets and gutter covers. Steve Kirby announced that the brackets were picked up by Greenwood yesterday from the galvanizer. A manlift has been set up in rear parking lot. The gutter covers were being fabricated and will be installed in near future. Gutter Company has not de-mobilized.

Mr. Shea brought to attention an invoice for BCM Controls for repair, parts and labor of cloud link security system at the Public Safety Complex in amount of \$8,149.38. This work as discussed in the past was damage from some power problems with the site.

Nancy Holt asked the board if they would like this to come out of project costs and the board agreed as there is money left in the budget.

Steve made a motion to approve the BCM Controls invoice in the amount of \$8,149.38, seconded by Larry, majority in favor (5-0) by roll call vote – UNANIMOUS

#### **Library Project Update, Stephen Shea**

Mr. Shea said the library project is looking very good and it is getting great feedback.

He then asked if the board had any questions on the sidewalk. No questions.

Mr. Shea made a motion to approve the invoice to Argus Construction Company that came in under budget at \$48,879.54, seconded by Larry, majority in favor (5-0) by roll call vote – UNANIMOUS

Mr. Shea asked for any old business or new business and there were no issues presented by participants.

Mr. Shea made a motion to adjourn at 8:20 p.m. which was seconded by Stephanie Holland, majority in favor (5-0) by roll call vote – UNANIMOUS

#### **New / Old Business**

Mr. Shea asked if there board and the phone attendance if there was another orders of business to discuss, questions, or comments.

There were no other orders, comments or questions from attendees

Respectfully Submitted,

Stephen Shea and Alicia Anthony (Recording Secretary)

Commented [SS1]: Added in separation of agenda items

Commented [AA2R1]:

#### **Referenced Materials**

- Agenda
- Meeting Minutes

#### **Follow up Items**

- Steve Kirby keep communications on Sr Center trash location

#### **On-going Items**

- The WSP re-commission efforts: There are on-going efforts for the troubled areas and progress is being made. **Stephen Shea will request a full update from Kevin Kelly for next meeting.**
- Jon Lemieux to write up a cautionary agreement regarding the replacement of the gutter brackets
  - Request that Kevin Kelly is involved with gutter replacement

#### **Outstanding Project Items:**

- *Light switch controls: No progress. Kevin Kelly will pursue (incomplete)*
- *HVAC: Ongoing, but the building is working well. We will need to address the supplemental heat and cooling in the EOC. Kevin Kelly will discuss with WSP and GGD when he returns*