

**TOWN OF SCITUATE, MASSACHUSETTS
PUBLIC BUILDING COMMISSION**



**MEETING MINUTES
Public Building Commission
Tuesday, November 23, 2021
Select Board Hearing Room
Town Hall
7:00 pm**

Commission Members Present: Stephen Shea, Chair; Carl Campagna, Member; Stephanie Holland, Member; Joe Annese, Member; John (JD) Miller, User Member; Fire Chief John Murphy, User Member;

Not in Attendance: Larry Guilmette, Member; Linda Hayes, User Member; Fire Captain Brian McGowan, User Member

Also in Attendance: Steve Kirby, Vertex, OPM for Senior Center; Nancy Holt, Finance Director/Town Accountant; Jim Boudreau, Town Administrator; Kevin Kelly, Facilities Director

Remote Participant: Kevin Donovan, Coastal Engineering

Mr. Shea called the meeting to order at 7:01 pm.

Mr. Shea made a motion to accept the minutes of the October 25, 2021 meeting seconded by Mr. Annese passed in favor (4-0).

Humarock Fire Station

Chief Murphy noted that the contractor is still working on the siding and they are waiting on the asphalt ramp to apparatus bays. He reviewed the pictures in the photo log. He noted the generator company will be coming out next week to do a commissioning. The main gas meter to the site needs to be upsized and was on order. The appliances had arrived and were being installed. The bathrooms were nearly finished and the walls had two coats of paint. Mr. Shea asked if the life safety and alarm systems were up and Chief Murphy said all the testing would be the following Monday and Tuesday. The Zetron system contractor, All-Comm, would be coming in as well to finish next week. Cleaning and finishing touches will be ongoing with the goal of late the following week to be re-opened. The transition of the phone from the temporary quarters to the station has to be coordinated. The bulk of the furniture is coming and is being donated by Kevin Barbary, a resident. He noted that the backflow preventers location were an issue that they were working on right now with the plumbing inspector. Mr. Shea asked if the lights were installed in the apparatus bay and the Chief responded yes. The Chief hoped to be able to move back in the last week of November. Mr. Campagna asked about the inspections and the Chief replied that many were occurring on Monday & Tuesday. Mr. Shea asked about a punch list and

the Chief responded that it had not been prepared yet but it is planned in the coming week. Mr. Annese stated that Mr. Vogel wanted the Town to have an opportunity to go through the station. Mr. Annese noted that more discussion needed to be had about a potential change order. Mr. Shea asked if the South Shore Vocational Technical had started the ramp and the Chief said it would not start until after construction is done. He noted they had met with Hingham Lumber so they are ready to move forward. Mr. Annese said the idea was to get a temporary certificate of occupancy by the end of next week.

Mr. Shea reviewed the pending items that were still outstanding including the Zetron system. Chief Murphy said that Tower Construction will supply the refrigerator and George Washington Toma supplied other appliances at cost. Mr. Shea asked if there was any site work or landscaping still outstanding and the Chief said no that the general contractor would do it as part of the contract. Chief Murphy some other items needed might include some fencing around the septic tank, additional plantings, signage, computer peripherals not supplied from the IT security project, telephones, mattresses, and storage. Chief asked to have a \$500 authorization for small needs such as hose reels, shelving and other outfitting needs. Mr. Shea asked if there was a monument sign and Chief noted that there was not but if there were funds at the end potentially. Chief Murphy noted that he was getting process for the triage room furniture and monitor for future telemedicine. He was trying to get a surplus one from the hospital. Mr. Shea noted that there might be another \$3-\$5K more in costs to come for those items.

Chief Murphy asked Mr. Donovan of Coastal Engineering to reach out to the plumber about the fire alarm system and potential \$3,400 change order. Mr. Campagna asked if the plumbing and electrical engineer were from the same company and Mr. Donovan replied yes, it was CSI.

Mr. Shea made a motion to approve four mattresses through JJ Greene Associates for \$1,192 seconded by Ms. Holland and voted in favor (4-0).

Chief Murphy that existing equipment racks had rusted in the elements on 4th Cliff. Mr. Shea said he would like to hold off for now until they see how the expenses move forward. Ms. Holland noted that in-stock items were delivered in 7-10 days but out of stock were 6-8 weeks.

Mr. Shea asked for comments from the public and none were forthcoming.

Mr. Shea made a motion to approve four sets of blinds on PO 2204618 in the amount of \$186.94 seconded by Ms. Holland and voted in favor (4-0).

Mr. Shea made a motion to approve partial payment on PO 2200597 to Costal Engineering for services for the month of October in the amount of \$5,000 seconded by Ms. Holland and voted in favor (4-0).

Mr. Shea made a motion to approve payment on PO 2204219 to George Washington Toma for appliances in the amount of \$3,089.89 seconded by Ms. Holland and voted in favor (4-0).

Mr. Shea made a motion to approve partial payment on PO 2200632 for application for payment #8 or services through the month of October to Tower Construction seconded by Ms. Annese and voted in favor (4-0).

Chief Murphy asked for the members to approve a \$500 authorization for small needs.

Mr. Shea made a motion for a not to exceed \$500 for fit-out and other supplies seconded by Stephanie Holland and voted in favor (4-0).

Mr. Donovan left the meeting as did Chief Murphy.

Senior Center

Mr. Shea asked Mr. Kirby to provide an update on the project. Mr. Kirby stated the upgrades to the light poles and exterior building lights that he had received a message from Cederholm Electric that some of the components for the project had a long lead time such as the porch device of about 75 days and the main controller would not be available until February. Mr., Kirby said they did a site work last week and the contractor will work on the lights as materials become available and not wait until all the components arrive. Mr. Annese asked what changed and Mr. Kirby stated that a few days after the last PBC meeting the contractor heard the news from his supplier of the long lead times. Mr. Shea asked Mr. Kirby to see if they could expedite the part. Mr. Kirby noted the contractor did not want to be doing the work in February. Mr. Kirby said they would talk about timing as the contractor would need to take some parking spaces out of use.

Mr. Kirby provided an update on the punch list. He reported that the interior of the senior center is basically done, the roof has a few minor items still to be done, the recreation center is mostly done except for a final coat on the south entry handrails. He said the masonry work was done and the siding repairs were done and a little caulking remains to be done. The added sycamore tree has been done but not some other replacements. They did approach Mr. Kirby about a credit on some of the planting and Mr., Kirby said he really would prefer to have the work done by the contractor. The PBC agreed. He reported that the main push was to get the identified failed plantings replaced, but the planting season has passed which will push this to Spring.

Mr. Kirby reported that Delphi had been notified that the traffic islands need to be repaired and discussion has gone back and forth about grades. Delphi said they would replace the cobble but they have an issue with the granite curbing. Mr. Kelly noted they were adding additional signage for the no left turn symbol and the placement of a pylon to further prevent people from turning left out of the senior center. Mr. Kirby noted that they witnessed a vehicle taking a left around the island. Mr. Kirby noted that it might make sense to wait through one winter season in an unaccepted condition to see what happens with the plows and then repair it. Mr. Kirby said that Delphi thought that some of the cobbles had been cemented in and not compacted and when a vehicle ran over it, the material would crack due to the air pockets. Coastal offered a solution of taking out the broken pieces and put in smaller pieces but that does not address the grading issue. Mr. Kirby said he wanted the engineer's statement on the grading before moving forward with Delphi. Mr. Kirby said there were some grading issues discussed prior to paving with the west side entrance where the sidewalks joined the existing that were adjusted, but that is now gone due to the new sidewalks installed as part of the road work contract. Ms. Holland said they could then get a quote to get it fixed and Mr. Kirby said they would then withhold that amount from Delphi's final payment.

Mr., Kirby said the ERV had been scheduled for final commissioning at the current settings in the base contract. Once that is complete, then the design engineer can adjust the CFMs in certain rooms in the building and throttle them done so the ERV can be set at 80% rather than 100% which will address the operations issue but they need to make sure that they are still providing adequate ventilation. The back-up plan would be to add fans in the toilet rooms to boost exhaust. Mr. Annese asked when that report would be done. Mr. Kirby said the date of the commission was next week on 12/1 and it would be right after that. Mr. Kirby said that Delphi is not even involved in this second round, it is direct between engineer and HVAC sub. Mr. Shea asked if the sound test would be re-done after the adjustment of the ERV and Mr. Kirby replied yes. Mr. Annese asked about the ERV as a substitute unit and not the specified unit. Mr., Kirby said it was not a substitution it was one of the specified on the list. Mr. Kirby said he could not respond to the resident questions received today as it needs to come from the acoustical engineer and his report when completed.

Mr. Kirby said the exterior trim consultant, BEA (consultant to BH+A), stated the right nail was used but there was some end nailing that needed to be corrected. There was also a BEA comment on the order the trim pieces were installed. He saw this as a means and methods issue. He reported that Delphi said that the original installer went around the building to check if everything was done correctly except for the end nailing.

Mr. Kirby stated there was some fence damage on the west side from the storm. The post cap was off at the jog in the fence and the top pickets will have to be repaired. Mr. Kirby said it was an insurance claim but Mr. Kelly said it was potentially under the deductible. Mr. Kirby said he did not have a budget update as there were too many items that were open including the final change order between Delphi and Griffin. Mr. Kirby said that however much more was spent only takes away from the future parking needs. He said the parking monitoring would not be done until the end of February.

Ms. Emily Green of 333 First Parish Road asked if there were signs on order for the new pedestrian crossing for the recently completed sidewalks. Mr. Kelly responded that this was a question to be posed to the DPW. She also asked if the pergola would be painted and the response was not. And her third question was if there was going to be a door on the trash area and Mr. Kelly said it was on order.

Ms. Susannah Green of 333 First Parish Road said she wanted to clarify that the ERV issue that is a noise complaint documented with the Commonwealth since September. She noted that the reduction of the ERV to 80% might not solve the problem. Mr. Shea responded that the HVAC system was not fully commissioned to date so the initial test was a baseline as a worst case scenario prior to commissioning to make further modifications. The test was to gain peer review data for further analysis and information for the engineers. He noted that sometimes the design specifications do not meet the field specifications and that is the reason for commissioning. She asked to confirm that final commissioning would be done on December 1st. Mr. Kirby said that they would complete the commissioning on December 1st for the base design at 100% and then the contractor would be back with the design changes to make further adjustment to throttle down the system. Ms. Green asked for a date and Mr. Kirby said that he would forward a date to Mr. Shea when available.

Mr. Shea made a motion to approve a payment on PO 2201544 to Signet Electronic Systems for safety system in the premises in the amount of \$4,915.79 which was seconded by Ms. Campagna and voted favorably (4-0).

Mr. Shea made a motion to approve a partial payment on PO 2200557 to Vertex for OPM services through October 31, 2021 in the amount of \$2,625 which was seconded by Ms. Holland and voted favorably (4-0).

Mr. Kirby left the meeting.

Public Safety Complex

Mr. Kelly reported that he had worked with GGD for value engineering and they are getting more prices. He said there is an air curtain in the EOC due to the additional exit door that people refuse not to use it. He said they could get a cost with the air curtain as an add alternate and perhaps do it as a capital request down the road. A zoo fan could also be used in rooms with a high ceiling and he wanted to see an application of that process at another site. Another option would be to move the condensing unit closer on the roof. He stated that he still does not support a dual unit.

Mr. Miller left the meeting.

Library

Mr. Kelly said the original quote for the generator was \$105,000 and another option was \$101,000. There is a one time cost of \$2,800 for a temporary generator while under construction, The lead time is six months. Mr. Kelly noted that due to the level of the labor costs, an additional two quotes needs to be solicited from the TRD state contract. Mr. Shea said he was comfortable to go before the Select Board for approval before doing any more work. Mr. Annese noted that the longer it is delayed, the more expensive it will become. Mr. Kelly said he would move forward with the Select Board to get approval to get the funding including an enclosure. Mr. Kelly thought the revised lower amount would be received well by the Select Board.

Mr. Annese asked for the meeting date in December. Mr. Kelly asked if the meeting notices could be done by calendar invite to avoid the reply all. Mr. Shea the meeting was on December 14th.

Mr. Shea made a motion to adjourn at 8:42 pm, seconded by Ms. Holland; voted unanimously 4-0.