

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



**MEETING MINUTES
Public Building Commission
Tuesday, May 10, 2022
Public Safety Complex
Joseph P. Norton Emergency Operations Center
800 Chief Justice Cushing Hwy
7:00 pm**

Commission Members Present: Chairperson; Stephen Shea, Member; Joe Annese, Member; Carl Campagna, User Member; Fire Chief John Murphy, Vertex, OPM for Senior Center; Steve Kirby, Member; Larry Guilmette, User Member; Fire Captain Brian McGowan, Member; Stephanie Holland (tardy), Scituate Facilities Manager; Kevin Kelly

Also in Attendance: Recording Secretary; Alicia Anthony

Members Not In Attendance: User Member; John (JD) Miller, User Member; Linda Hayes

Mr. Shea called the meeting to order at 7:03 p.m.

Mr. Shea made a motion to accept the minutes as written from the April 14, 2022 meeting which was seconded by Carl Campagna and voted unanimously in favor (4-0).

Humarock Fire Station #4:

- **Project Update/Punch List**

Chief Murphy updated the board that the hydroseeding has been put down and they had 20 yards of loom delivered as the soil from the fall had sunk in through the sand. He reported that they are very happy with the new lockers. Chief Murphy stated that the department will shellac them soon and then have them installed which was included in the cost of the build.

Chief Murphy next reported that the rear handicap ramp rails aren't ready yet, a week turn around time is expected to get them galvanized. Chief will keep the PBC informed on the actual costing that will be applied to this ramp portion of the project that has been approved previously. He also updated the board that the new triage table is in. Next, Chief Murphy stated that the fencing labor quote came in at about \$100 per post from Armstrong Fencing and that this is the only bid item still pending. Chief was to check with Armstrong fencing on availability and timing should they be able to complete the

job. The front and rear fencing have been reviewed by the PBC. He informed the board that since the Voc Tech doesn't have anyone to refurbish the bell, he plans to reach out to the Historical Society to see who they use. The last open item that Chief Murphy has on his list is to get some handicapped signs for the back-parking lot.

- **Discuss/Vote Change Orders**

Chairperson Shea made a motion to approve the Change Order from Armstrong Fencing for the front and rear fencing install for the Humarock Fire Station #4 in the amount of \$3,760, which was seconded by Joe Annese, and voted unanimously in favor (5-0).

- **Public Questions & Comments**

There were no public questions or comments.

- **Discuss/Vote all Purchase Orders/Requisitions**

Chairperson Shea made a motion to approve payment to Purchase Order #2209717 to Aubuchon Hardware for materials for the lockers for Humarock Fire Station #4 in the amount of \$84.57, which was seconded by Stephanie Holland, and voted unanimously in favor (5-0).

Chairperson Shea made a motion to approve payment to Dave Biagini for the construction and installation of lockers at Humarock Fire Station #4 in the amount of \$2,932.91, which was seconded by Stephanie Holland, and voted unanimously in favor (5-0).

Chairperson Shea made a motion to approve payment to Purchase Order #2209712 to Mankewich Contracting Inc. for hydroseeding and loom spreading in the amount of \$1,000, which was seconded by Carl Campagna, and voted unanimously in favor (5-0).

Senior Center Project:

- **Project Update**

Vertex OPM, Steve Kirby, reported that the landscape architect will be out for a site inspection May 24th or 25th to see the trees and plantings in their bowings state to decide if they're still viable or not. Mr. Kirby stated that the planting beds are in rough shape as far as weeds and grass but this is not considered a contractor issue at this point. He also reported that most of the bushes are still in good shape and the ones that are gone were probably on the list prior. Chairperson Shea asked Facilities Director, Kevin Kelly if the town goes around and conducts a spring clean up at town buildings. Mr. Kelly responded that they have not latched on to the Senior Center as of yet. Mr. Kirby suggested that the seniors take this on as a project, to which Mr. Shea said he will reach out to Council on Aging Director, Linda Hayes about the possibility of organizing this.

Mr. Kirby next reported that the south bend range issue is now between Ms. Hayes and Delphi on which direction she'd like to go as far as replacing it. It was discussed the possibility of having Town Administrator, Jim Boudreau write a letter to Delphi stating the town's disappointment. Discussion on the difficulties of replacing the stove with the same one and the possibilities of encountering the same issues, and changing the range for another model and needing to replace wiring and piping hookups went on.

Chairperson Shea took responsibility to reach out to Ms. Hayes on her thoughts on this.

Finally, Mr. Kirby mentioned that the caulking on the backing strips will be addressed at the landscaping walk-through.

- **Project Schedule/Punch List**

- **Site HVAC Update**

Mr. Kirby reported that this issue is more about the noise testing at this point. He stated that he is working with Rachel at Delphi Construction to set up a coordinated time with the neighbors (Green Family) to schedule the testing. Mr. Kirby asked Scituate Resident, Susannah Green, if she was still hearing tonal noise. Ms. Green reported that it hasn't been as pronounced, and that it's more of a low-level tone, with extreme noise outside of the unit. Mr. Kirby asked Ms. Green if it stops at any point during the days, to which Ms. Green replied that it is never consistent. It was questioned if this issue could be arising from another unit from the building, possibly the VRF. Mr. Kirby expressed his concern regarding having the testing scheduled and there not be any noise that day and time.

- **Update on Site Lighting**

Mr. Kirby announced that the programming for the glitch in the light poles was done on April 27th, stating that it was reported that they have repaired the issue, which was all operational. He stated that the electrical inspection is being set up for next week. Scituate Resident, Ms. Green then reported that two of the poles on her side are still remaining on all night and that the center lights do not appear to be on a low level of intensity. Mr. Kelly stated that they are set to 50%, and he will try to have the level changed to 40% as with LED lights it should be adequate. He also said that he will look at the lights that are staying on when he is able to get in to the program.

Ms. Green brought up the question of the possibility of the cars parked in front of the light's poles could be keeping the lights on from the heat of their engines. Mr. Kelly responded that this could be possible and that he would talk to the Scituate Chief of Police about asking people not to remain parked like this when they make their drive throughs of the area. The porchlights on dimmers were

- **Entry Island Update**

Mr. Kirby informed the board that he was able to speak to the representative from HUB and gave him the run down on the issue, letting him know that this is open for business.

- **Update Remaining Items**

Mr. Kirby reported that he had a conference this morning regarding the Parking Monitoring Survey and they went over all items in question. He stated that the report should be complete by the beginning of next week. Once he looks them over, he informed the board that he would send them over to Town Planner, Karen Joseph. Mr. Kirby went on to say that he doesn't expect to get on the Planning Board's agenda any earlier than June and that during that time is when the decision will be made on adding additional parking. The issues of overflow was discussed as well as the fact that the lots were meant to be shared on the campus but it's showing that people are not wanting to walk to the area they're there to use so are cramming in to one.

- **Discuss/Vote Change Orders**

There were no change Orders to discuss.

- **Public Questions & Comments**

Scituate Resident, Susannah. Green, of 337 First Parish Road, stated that she attended the CPC Meeting the night prior and saw the baseball field designs, saying that they are probably looking at doing this at Central as it is just too tight on this campus. Ms. Green also stated that she has had conversations with other residents that say they would love to have the expansion done in the front here; the back area near the tennis courts, which could add more spaces if it was reconfigured to the grass area in front of the courts.

- **Discuss/Vote all Purchase Orders/Requisitions**

Chairperson Shea made a motion to approve partial payment to Purchase Order #2200557 to Vertex Companies for OPM Services rendered through April 30, 2022, in the amount of \$1,200, which was seconded by Stephanie Holland, and voted unanimously in favor (5-0).

Old / New Business:

- **Review any Open Old/New Business Items**

It was mentioned that the repairs of fencing at the Senior Center is still being worked on.

Chairperson Shea made a motion to adjourn the meeting at 7:53 p.m., which was seconded by Larry Guilmette, and voted unanimously in favor (5-0).