

Public Building Commission, December 13, 2012

Scituate Public Building Commission Meeting Minutes

Meeting Date: 12 13 2012

Location: Scituate Harbor Community Center

Attendance: Ed DiSalvio-Chairman, Tony D'Onofrio, Jacqueline Carr, Carl Campagna, and Mike Heger, PBC.

1.Meeting called to order approximately 7:02 p.m.

2.Review of meeting minutes:

a.10/10/12: Tony made first motion to approve minutes, Jacqueline seconded, all voted in favor to approve minutes.

b.11/14/12: Tony made first motion to approve minutes, Mike seconded, all voted in favor to approve minutes.

c.11/29/12: Jacqueline made first motion to approve minutes, Mike seconded, all voted in favor to approve minutes.

3.Old Business: Committee had a working session to review the Gates School Study (Durkee Brown) plans for possible reuse of building as a new town hall. Schemes A.1 (also called A), B.1 (also called B), C, and D were reviewed.

a.PBC will discuss the four schemes and select a minimum of two schemes, which will then be recommended to the Board of Selectmen. BoS will make final scheme selections. Once final schemes are selected the architects will develop construction cost estimates and finish their study report.

b.Jacqueline noted that she liked the A.1 & B.1 schemes. A.1 removes the C-wing from the building.

c.Tony noted that A.1 could keep the C-wing if parking were put somewhere else, like on the tennis courts. The tennis courts could then be replicated somewhere else. A.1 has a good size footprint for the Senior Center. Elevators will be needed. Tony noted Senior Center should be on the ground floor.

d.It is the PBC's understanding that the Public Works and Water Departments will not move to Gates. The plans are showing space for the Public Works and Water Depts, which could be used for other purposes.

e.Scheme C has smallest Senior Center footprint. If Public Works doesn't come up to Gates, then Archives can move to Public Works space and Senior Center could take over entire gym wing.

f.A breakdown of square footages, both existing and proposed, can be found in the architect's study report and is dated September 18, 2012.

g.Obtain confirmation that Public Works and Water Depts are not proposed to be moved to Gates.

h.The architect's program requires 79,000 SF. Scheme C doesn't have enough SF to meet the program. Scheme C only provides 67,000 SF.

i.Schemes A (A.1) and D provide 83,000 SF. Scheme B (B.1) provides 84,000 SF.

j.Scheme B shortens the existing A-wing.

k.Do we have a site plan?

l.What are the differences between A & D schemes?

m.Scheme B looks interesting and may make sense if spaces are moved around.

n.C-wing contains ten classrooms.

o.Ask architect how much parking is required for this site if building used as town hall.

p.Committee members will continue to review the four schemes and will continue discussions at next committee meeting.

4.New Business:

a.Chairperson: Mike made first motion that Ed be Chairperson of PBC, Jacqueline seconded, all voted in favor.

b.PBC will request an evening secretary be assigned to this committee.

5.Adjournment: Jacqueline made first motion to adjourn, Carl seconded, all voted in favor to adjourn meeting.