



MEETING MINUTES
Public Building Commission
Tuesday, July 31, 2018
EOC, Public Safety Building
7:00 pm

Committee Members Present: Ed DiSalvio, Chairperson; Carl Campagna; Larry Guilmette; Stephen Shea; Stephanie Holland; Jessi Finnie, Library Director; John Miller, User Member; Linda Hayes, User Member; Al Elliott, Deputy Fire Chief; Michael Stewart, Police Chief

Committee Members Absent: Elizabeth Holthaus, User Member; Mark Thompson, Deputy Police Chief

Also in Attendance: Jim Boudreau, Town Administrator ; Jon Lemieux, OPM Vertex; Don Walter, Architect, Dore & Whittier; Steve Kirby, Vertex;; Noel Murphy, Oudens Ello Architecture;

Not in Attendance: Nancy Holt, Finance Director; Kevin Kelly, Facilities; Joe Sullivan, Daedalus OPM

The meeting was called to order at 7:03 pm by Ed DiSalvio.

Acceptance of Minutes

Request for motion to approve the meeting minutes from June 26, 2018 with corrections, motion to approve made by Larry Guilmette, seconded by John Miller, Unanimous Vote (7-0)

NEW BUSINESS

Library Update: Joe Sullivan

The work for the HVAC is nearly completed and it is much quieter. The conduit got cut when they cut the concrete which was unexpected, but overall we are only \$250 over budget. Six electrical lines were cut but Snoden has fixed it.

Ed asked if you can use the room now and Jessi said absolutely. You can hear the compressor because it is so quiet, but with the door closed it isn't as bad. Joe said they might acoustically wrap the compressor to make it more quiet, it is the inner cycling that you can hear.

Joe said that we do not want to use concrete again, but maybe put in a hatch system in case we have to service it in the future.

Ed asked if it would be a steel cover plate. Noel said there is a little of design work that needs to be figured out.

Joe said there is \$200,000 left in contingency for the ADA walkway and we plan to ask for it back at the BOS meeting. The work for the walkway will be done after labor day. The cost of the ADA walkway is \$17,000 and are asking for \$25,000 from the BOS, which includes the removal of the dead tree

The final walk through was completed and a final list was created to send to the contractors for the work that has to be completed, trouble shooting and some fixing or replacing of items.

Major concerns were the HVAC and walkway

1. Lighting
2. Balusters
3. Seal on fire supply line
4. Replace some pine trees (September)
5. Motion sensor issues
6. Moisture on basement wall (seal)

Noel said that the cause of the moisture was due to the fact that there is no perimeter drainage on that part of the building (there was back in 1970). May have to excavate and put in a better drainage material. Joe thinks the seal has to be fixed as well.

Dimmers in the parking lot: Kevin Kelly ordered them and an electrician will put them in. The decision was made to try to separate.

Ed asked about the baffles on the lights. Joe said they did not make them for the lights so they would have had to be custom made and it was very expensive.

Ed confirmed it was the center lights in the parking lot that needed the dimmers.

Stephen asked if the HVAC was air balanced and Joe said yes.

Stephen asked about the building management system in the library and if it was working and Jessi said Kevin Kelly would be able to answer the question better.

Planters: Jessi requested to take some of the money that is being held against the landscapers, (\$1200) because she has contacted Constantia by phone and email and has not heard back from them. They broke a concrete planter (\$750) and they purchased 3 planters from Kennedy's (\$450) that need to be paid for and picked up. They ordered the planters without talking to Jessi first. Jessi said that this has been going on since April. Joe said Daedalus would pay for the planters.

Anthony Antoniello, Advisory Board, asked about lighting up the library entranceway he said that when you come down Branch Street at night you cannot find the driveway for the library and he was wondering if there was any plan to light it up. Jessi said she has heard that complaint before and that the sign light was supposed to call attention to the entrance, but that has since been shut off. **Joe said maybe they could downsize the LEDs of the sign. Joe said maybe they can talk to Kevin Kelly. Jessi said she would ask Kevin.**

Senior Center Project Update: Steve Kirby

The "Notice to Proceed" was sent on the July 5, but was not received by Joel Bargmann at BH&A so it was resent on the 16th which Joel was told he could submit his contract, he was already to go

so there was no delay. Joel submitted the contract and updated it today to show the schedule for each phase with related costs. Preliminary investigation of outside was done and we started the MAAB investigation. Exterior walls, windows and roof should be done this week.

MEP/FP will be held up until we decide which way we want to go. They think they are going to have to replace all the systems anyway, but are going to wait.

Meeting with Recreation Department and SCTV to see what their needs will be.

Does not seem very promising to use the center section of Gates due to windows and floor levels.

Stephen asked about Civil work, Steve said no civil or hazard yet.

Ed asked for the updated schedule as soon as it was received.

Ed confirmed that Steve is just waiting for signatures on the contract.

Larry asked about all the programming that was done for stakeholders and asked that Joel reads them carefully because a lot of effort was put into it and it has a lot of detailed information.

Public Safety Complex Project Update: Jon Lemieux

Punch list:

Check Valves: *Irving* is replacing the check valves, the work is not done yet. Al Elliott said they were here today but do not have confirmation if they replaced all the valves. Jon said this item is moving forward.

Jon contacted Amy Walkey and she will come out to look at path outside when she gets a moment. She is really busy.

Fore Bay: the one piece of erosion control that failed, (has been fixed and failed again). It is not functioning now. It was never on the punch list. Jon asked Don what he thought. Jon said we owe them \$7,000 and this is the last open item. If the Town is okay with the way it is, then we can close the item. The fix would be to replace it and it would need to be taken down and planted in. Don said maybe we can add some additional stone. The purpose is that it slows down the water before it settles in the pipe.

Ed said we could also add Rip Rap.

Item 53 Control Buttons: and Item 8 As-Builts: still owed from the electrician, having a problem getting him back.

Item 9 Electric Meter: Kevin Kelly update item

Item 21 Truck fill: work is eminent

Item 24 Flooring on Stairs: replacing floor treads with (new model) Oct will be new material

Item 25 AHU shut down: Kevin Kelly update item

Item 27 HVAC in EOC: Kevin Kelly update item.

Al Elliott said it has been comfortable, but they have not done a lot of training lately so they have not been in the room that much. Chief Stewart said the Police side is great. Jon said he is leaving it on the list

Item 30 Final Certificate of Occupancy: still some confusion whether the building inspector wants another copy of all the documents. Once the As Builts are done we will get the Certificate of Occupancy, that will close the job from the building department side.

Item 35 HVAC: leaving on list for now

Item 48 Clicking issue: Seekonk came out Don said, but it was not making the clicking noise at the time. It was determined previously that the attenuator is causing the clicking noise.

There was a brief discussion regarding the Fore Bays. Jon said that Greenwood was the roofer and they want to strip and power coat them. There is a meeting Thursday to try to resolve. Jon said they need to take the gutter down, but Greenwood does not want to.

Larry said could you spray on an epoxy, Don agreed. You would have to spray all sides so it would match.

Jon will send an update after the call on Thursday.

Item 70 Commissioning Log: completed by CTA and forwarded to GGD

Item 72 Sealing of Electric Hand Hole: Kevin Kelly update item

Jon said there is \$6,200 left for punch list items, that we could use for other issues.

Don will speak with Nitsch regarding the Fore Bay

Helipad Update: Chief Murphy looked at it after it was rolled, but has not been used yet. The lighting will be ordered. The (front right) corner is soft, so the issue is, if you drive on it, it makes a ditch. Jon asked if it is okay or does it need to be addressed. It is outside of warranty and it is not in the middle of the area. Chief Stewart said he is okay with the way it is. Vehicles should not be driving on it.

Jon said that the high resolution image that is in the lobby was never billed.

Request for a motion to approve the application and certification for payment of \$23,294.79 motion to approve by Stephen Shea, seconded by Linda Miller; Unanimous Vote (7-0)

Metal Building Update: Chief Stewart

The last company miscalculated the prevailing wage for MA which made a big difference in the price. So they have contacted a new company and will hold off to present to the Commission until the next meeting when they have a solid number and design.

Carl asked about the flag pole, Chief Stewart said it was \$1,300 and it was too much money to add

a second flag pole at this time.

Stephen asked if they wanted the outbuilding to be done before the winter, Chief Stewart said ideally. He asked about the lead time; and Larry said that it depended on the components.

Chief Stewart said the Town of Duxbury said they are very happy to have their outbuilding.

There being no other business, a motion to adjourn the meeting at 8:14 PM was made by Stephanie Holland and seconded by Carl Campagna, Unanimous Vote (7-0)

Next Scheduled Meeting: August 28 at 7:00 PM in the Community Room in the Scituate Public Library.

Respectfully Submitted,
Lianne Cataldo (Recording Secretary)

Follow-up:

- Ed asked for the updated schedule for the Senior Center as soon as it was received.
- Lighting for Library Entrance: Joe said maybe they could downsize the LEDs of the sign. Jessi said she would ask Kevin Kelly
- Don will speak with Nitsch regarding the Fore Bay
- Gutter brackets rusting: Meeting on Thursday, Jon will send the results to the Commission
- **Item 9** Electric Meter: Kevin Kelly update item
- **Item 25** AHU shut down: Kevin Kelly update item
- **Item 27** HVAC in EOC: Kevin Kelly update item.
- **Item 72** Sealing of Electric Hand Hole: Kevin Kelly update item

On-going Items:

- Hand holes are open and water is in the conduit: Kevin said he would have his electrician put a proposal together
- Don to provide Nancy Holt with Energy Rebate Information
- Conservation has to approve the trail behind the fence at PSB. Jon contacted Amy Walkey and asked her to come by PSB when she could
- Outbuilding needs approval from Conservation

Referenced Materials

- PBC Agenda
- Vertex Agenda
- Meeting Minutes
 - June 26, 2018
- Public Safety Building Outstanding Issues/Items Spreadsheet
- Email from Joel Bargmann to Steve Kirby regarding Existing Conditions site visit
- Application and Certificate for Payment and itemized expenses
- Change Order No. 13