



MEETING MINUTES
Public Building Commission
Tuesday January 3, 2017
Board of Selectman Hearing Room
7:00 pm

Present: Larry Guilmette, Carl Campagna, Jessi Finnie, Karen Canfield, Deputy Chief Mark Thompson, Shawn Harris, Patricia Vinchesi, Deputy Al Elliot, Stephanie Holland

Not in Attendance: Toni Snee, Chief Mike Stewart, Chief John Murphy, Ed DiSalvio

The Meeting was called to order at by 7:03pm by Carl Campagna.

Acceptance of Minutes

Move that the Public Building Commission approve the meeting minutes for the December 13, 2016 meeting. Motion by Jessi Finnie Second by Larry Guilmette Unanimous Vote (7-0).

New Business:

Public Safety Complex Updates

Jon Lemieux was present to update the Commission on the Public Safety Complex. The second floor police lobby is currently being painted. Flooring is also being installed.

Construction the week ending December 17, 2016 included:

- Worked Monday through Friday for the week of 12/11/16 through 12/17/16
- Electrical fixtures (outlets, switches, etc.) are being installed on the 2nd floor
- Carpet installation on the 2nd floor is ongoing
- Installed some 1st floor wood doors on offices
- Continued ceiling grid installation on the 1st floor
- Continued installation of cabinets, countertops, sills, and chair rail on the 1st floor
- Completed exterior shingle/siding of the building on the north, south and west
- Completed flat roof installation

Construction the week ending December 31, 2016 included:

- Worked Tuesday through Friday for the week of 12/25/16 through 12/31/16
- MEP final connections and boiler start up
- Install downspouts on east side
- Painted watch room, gear extractor room, and apparatus bay walls
- Commercial kitchen equipment was delivered
- Install 1st floor ceiling tiles
- Install vehicle exhaust pipe through roof

- Pour exterior pads at doors 144, 150 and 134A
- Comcast installed equipment in server room

Jon spoke with people in regards to speeding up electrical work to ensure 911 being installed on time. The electricians are willing to work overtime. Rather than tracking specific work, they will cap it on the premium to do the work (on Saturdays). Larry Guilmette agrees that Saturdays are better than having other days extended hours. Patricia has not yet authorized any holiday or weekend work. It would potentially start Saturday January 7, 2017. Allowing a CCD would acknowledge the extra electrical work that was added and hopefully still have the scheduled dates being met. February 21, 2017 is substantial completion date. March 2, 2017 is the scheduled date for 911 installation/switch over. It would be time and a half for the electricians to work on Saturdays. It is predicted that it would be three Saturdays. **Move to allow the contractor to do additional electrical work not to exceed \$11,820 premium only by Carl Campagna second by Patricia Vinchesi Unanimous vote (6-0).** Larry asked who would be responsible for opening up/locking up the site. Jon said CTA is responsible but that question will be asked in advance. Carl questioned if the hours will change with the increase in manpower.

Vendor for police department, BCM, propose to furnish material and labor for necessary cabling. **Motion to accept \$14,250 in equipment for the EOC by Patricia Vinchesi second by Larry Guilmette Unanimous vote (6-0).**

Review all Pending Change Orders (PCO)

- PCO#074 boulder removal credit. CTA retains 10% for credit items. **Motion to accept credit from CTA in the amount of \$3,330 by Larry Guilmette second by Carl Campagna Unanimous vote (6-0).**

Requisition#14 of payment through December 31, 2016 to CTA Construction in the amount of \$753,739.66. **Motion to accept payment to CTA Construction in the amount of \$753,739.66 by Carl Campagna second by Larry Guilmette Unanimous vote (6-0).**

Generator claim (\$3,000) was discussed previously. Town had offered \$1,800. CTA was willing to negotiate but wanted to talk to the Town about the landscaping of the helicopter pad. Jon wants to ask CTA if they will hydroseed again when they come back in the Spring.

Library Project Updates & Review

Joe Sullivan was present to update the Commission on the progress of the Library. The drywall on the upper level has continued. The bathroom tile preparation has begun. Ceiling preparation has continued. A large delivery of millwork is anticipated to arrive over the next few days. National Grid pulled permanent power before Christmas. The incoming gas was considered being changed which ended up not needing to be done. The Town will also be getting an \$8,500 credit on shingle "dipping." As of January 3, 2017, there is \$57,511.43 remaining in the contingency log.

Payment requisition#16 ending December 31, 2016 in the amount of \$399,737.74 which brings the project to 83% completion. **Motion to accept payment to Castagna in the amount of \$399,737.74 by Stephanie Holland second by Larry Guilmette Unanimous vote (6-0).**

Jessi mentioned that there were cardboard boxes all over the parking lot.

Joe said that the front sign is in poor condition. Jessi said she was going to ask the Foundation to pursue getting materials donated for the sign. It's not in the budget at this point. Patricia said it should be revisited once the project budget is closer to the end. There is signage on the building. Larry asked once the sign falls down, then how will it play out.

The Program Room will need different flooring. It is currently going to be cement. Patricia thinks carpet would be a better idea. Jessi is concerned with carpet if there's going to be food in the Program Room.

St. Lukes has asked about the rental lease because it is due to be up in March. Joe recommends extending it until the end of April.

Karen Canfield brought up the timing of the ribbon cutting. Patricia said it's premature to even guess. There will be a soft opening first. Michael Golding's Memorial will be donating to the Library. Karen said there is potential for a tree to be planted.

Jessi said they are still ironing out contract with security company. They can be on site tomorrow January 4, 2017.

Review all Pending Change Orders (PCO)

none

Senior Center Feasibility Study

Adaptive Building Reuse Committee was involved in looking into relocating the Senior Center. 24 firms expressed interest. Five firms were present for pre-proposal discussion. Four proposals were submitted. They were given a budget of \$60,000 up front. The four locations are behind Purple Dinosaur playpark, Driftway owned by Housing Authority, behind Gates Middle School and behind Central Park Housing on Branch St. Public Building Commission will choose which firms they want to interview.

Abacus: Larry thought their strong suit is urban planning, smart growth issues, very little with respect what the Town will have on their hands. Stephanie agreed that they had the least relevant product. Patricia said the examples of what they've built didn't relate to the Town's need for a Senior Center. Carl said that they didn't have a product approach.

The Commission decided to not interview this company.

Catlin and Petrovick: Carl would consider this a company that the Town would want to look at. They have similar projects that would be similar to what we would be looking for.

Larry said this company has constructed 45 senior centers. Carl thought their project approach was very good. He said they've done projects in similar size and similar towns in comparison to Scituate. Larry said they approach the projects from the inside out not the outside in. They focus on how the buildings will be used. Karen Pritchard said that this architect can sell a pitch. She said all of the buildings in his proposal are all the same. She would want to ask this architect how the Town of Scituate would get a different product than all of the other centers that he's built. Gordon Price said that there are certain specifications for seniors, such as lighting, flooring, etc. Gordon suggests maybe this architect has perfected what is needed for seniors. Carl suggests maybe it is budget related as well. Patricia said a major portion of this project is to look at each site to figure out what the optimum location would be. It has already been decided on certain specifications/needs which will be expected in the design. *The Commission would invite this company for an interview.*

BH+A: Carl thought their project approach was very good. It's a large firm with personnel of 47. There are quite a few architects on staff. They had great examples of bid costs with potential contingency costs. *The Commission would invite this company for an interview.*

GHK: Carl said they have fairly good project approach. He said they don't have recent projects under "GHK." It was mostly under individual architects. Also, the projects weren't recent. The two main principals didn't have community center experience. *The Commission decided to not interview this company.*

The two firms will be brought in for 20 minute presentation and 10 minutes for questions and answers. They will be invited to the next PBC meeting on January 17, 2017. The meeting will begin at 6:30pm. The first firm will go at 6:30pm and the second firm at 7:15pm. The normal PBC meeting will begin at 8:00pm. Patricia will be present to observe the interviews, but will not be voting because she has to negotiate the contract.

Adjournment

There being no other business a motion was made by Carl Campagna to adjourn at 9:03pm, second by Larry Guilmette Unanimous vote (4-0)

Respectfully Submitted,
Kelli Rodgers
Recorder

List of Documents for January 3, 2017 Public Building Commission's Meeting

- Agenda
- 12/13/16 Meeting Minutes
- Vertex Construction Update/Action Items Booklet
- Scituate Town Library- Contingency Log
- Scituate Town Library- Monthly Progress Report November 30, 2016
- Four proposals for Senior Center Feasibility Study