



**MEETING MINUTES
Public Building Commission
Tuesday January 17, 2017
Board of Selectman Hearing Room
6:30 pm**

Senior Center Feasibility Study Interviews (6:30pm-8:00pm)

Present: Carl Campagna, Larry Guilmette, Stephen Shea, Stephanie Holland, Patricia Vinchesi, Shawn Harris, Al Bangert, Karen Pritchard, Gordon Price

Catlin and Petrovick: This presentation began at 6:30pm and ended at 6:59pm.

Larry Guilmette would like more input on the four different sites. Patricia Vinchesi said they didn't address 13 of the scope of services.

The architect said 4.5-5 acres of space would be ideal. Gates rear soccer field is raised which would most likely indicate fill. All sites will need proper investigation. The Purple Dinosaur lot creates a challenge because the south side faces the road. They like sunlight to come into their design. The Purple Dinosaur site is heavily wooded. The lot behind the library is nice because of the location being close to the library, senior housing and being in the center of town.

Patricia said that the Town likes the design conception that the firm came up with. She doesn't see the need to redesign. She wants to know if that design will fit on these pieces of land.

Larry asked who the project manager would be. John (from Catlin and Petrovick) said that he would be the project manager. Mike (from Catlin and Petrovick) said that they do the site design. John said that the principal does the work in their firm. He has expertise in working with the elderly.

Patricia reiterates if the scope of the project is understood. She said that the presentation given was informing what is needed for a senior center design. She wants to know about the conceptual design being placed on the four proposed sites.

John said that the technical issues regarding the soil will be investigated. Soil is really important, however, he doesn't know yet what soil each site has. It's part of the process. John said what really counts, is how the building functions on each site. The success of the building helps the success of the community. First thing they do is look at the program and availability for the budget of the project. John said they have never had a project not come in budget. They have a very good idea of the cost of what a project will be, site depending. Site investigation is critical.

Shawn Harris asked about cost per square foot. John said it can range from \$350-450/SQ FOOT. It

depends on budget, how you want the building to be finished in the end.

Question portion of the presentation ended at 7:20pm.

BH+A: This presentation began at 7:24pm and ended at 7:43pm.

Carl Campagna asked what their vision would be for building in the future. Joel (from BH+A) said to build horizontal and not such generic furniture (more homely type design).

Larry Guilmette wanted to commend them on their proposal because it met the needs of answering questions of the RFP.

Gordon Price asked about design criteria based on mobility of seniors. Joel said that there's a universal design then try to integrate accessibility. If a building is built with two levels with space remaining on the side for future additions, that is ideal. If you need a second floor in the future then you have to close the building to remove the roof to add a second level.

Karen Pritchard asked if they've ever built a senior center in an old school. Joel said yes they have.

The question portion of the presentation ended at 7:51pm.

Larry and Carl both said that BH+A was impressive and liked that they addressed the traffic situation which would be very important. Stephanie agreed with Carl and Larry. Stephen also said that they had a great proposal with a lot of data. BH+A brought important information to the table right away. Stephanie said they thought about the Town and what might be expected. Al Bangert said they(BH+A) respected the Commission's time and answered the questions promptly.

Move that the Public Building Commission recommends that the Town Administrator negotiate a contract with BH+A for the Senior Center. Motion by Carl Campagna Second by Stephanie Holland Unanimous Vote (4-0). Patricia Vinchesi did not participate in the group discussion amongst the Commission and did not vote.

Regular PBC Meeting:

Present: Larry Guilmette, Carl Campagna, Jessi Finnie, Karen Canfield, Shawn Harris, Patricia Vinchesi, Stephanie Holland, Stephen Shea, Chief John Murphy, Ed DiSalvio

Not in Attendance: Toni Snee, Chief Mike Stewart, Deputy Al Elliot, Deputy Chief Mark Thompson

The Meeting was called to order at by 8:06pm by Ed DiSalvio.

Introduced Mr. Stephen Shea to the Public Building Commission, sworn in on Tuesday January 17, 2017.

Acceptance of Minutes

Move that the Public Building Commission approve the meeting minutes with the correction on page 4 for the January 3, 2017 meeting. Motion by Jessi Finnie Second by Stephanie Holland Unanimous Vote (6-0).

New Business:

Library Project Updates & Review

Joe Sullivan was present to update the Commission on the progress of the Library. There are no change orders for now. There are significant final steps moving forward. Mill work is moving forward. It is very involved with the amount of volume of mill work being done at this time. The natural light with all of the new windows is giving the library a beautiful feel. The substantial completion is still looking like the middle of March. Joe continues to push everybody. The painter is working on both the lower and upper levels. Dry wall is being finished. Most of the rough electrical and plumbing is finished. Joe recommends a walk through for the Commission soon. He recommends a time when the natural light is shining through. There remains to be \$33,497.64 in the contingency log. Carl asked if there were labor shortages. Joe said yes the dry wall staff has been lower than initially planned for. The shortage of labor for the mill work is because the supplies are coming in in smaller amounts. Patricia said Griffin Electric was absent for a couple days last month. Joe said yes because of an issue with power. They are anticipating permanent power soon. The gas is hooked up. Ed asked if tags would be placed for the attic so that heavy loads would not cause a problem if anyone stored anything in the future. Joe said yes he would ask for that to happen.

Review all Pending Change Orders (PCO)

None

Public Safety Complex Updates

Steve Haskell was present to update the Commission on the Public Safety Complex. He provided photos of progress. Ed DiSalvio requested if the Commission would be able to get a walk through soon. The windows are all being tested. Mechanical testing will begin soon. The date of substantial completion is still February 21, 2017. Steve explained the punch list which occurs at the end of the project. March 6- March 17 is when the FFNE will be installed. Ed DiSalvio asked about the PCO's that are proceeding under protest. Steve said he anticipates that the "bullet resistant pass-through window" in the amount of \$38,612 will be one that he thinks the Town will be responsible for.

The grass seed discussed at the last meeting was brought up again. Steve said it is still not agreed upon. He thinks hydro seeding that one area again would be wise. The Town is waiting to see if CTA will accept the \$1,800 for the generator claim and hydro seed that area with no warranty.

Motion to accept the temporary power claim of \$1,800 to CTA excluding the warranty of the seeding of the heli pad with the agreement that they will reseed in the Spring by Chief John Murphy second by Ed DiSalvio Unanimous vote (7-0)

Construction the week ending January 7, 2017 included:

- Worked Tuesday through Friday
- Install 1st floor ceiling tiles
- Install dining ceramic flooring
- Install flooring in 1st floor offices
- Install doors and hardware

- Complete detention doors
- Install MEP final connections
- Complete kitchen hood and ansul system
- Install storefronts and glazing
- Flush and install glycol in heating and coolant systems
- Install server room, general storage and records room flooring
- Install vinyl cove base
- Install epoxy flooring
- Complete vehicle exhaust system
- Complete exterior fencing

Utilities update:

- Permanent power has been connected to the building
- Columbia Gas- gas main installation completed and temporary heat is on
- Comcast equipment has been installed- awaiting activation of lines

Review all Pending Change Orders (PCO)

None

Adjournment

There being no other business a motion was made by Ed DiSalvio to adjourn at 8:49pm, second by Larry Guilmette Unanimous vote (7-0)

Respectfully Submitted,
Kelli Rodgers
Recorder

List of Documents for January 17, 2017 Public Building Commission's Meeting

- Agenda
- 1/3/17 Meeting Minutes
- Vertex Construction Update/Action Items Booklet
- Scituate Town Library- Contingency Log and Pending PCO's