



MEETING MINUTES
Public Building Commission
Tuesday January 31, 2017
Board of Selectman Hearing Room
7:00 pm

Present: Larry Guilmette, Carl Campagna, Jessi Finnie, Karen Canfield, Shawn Harris, Patricia Vinchesi, Stephanie Holland, Stephen Shea, Ed DiSalvio, Deputy Al Elliot

Not in Attendance: Toni Snee, Chief Mike Stewart, Deputy Chief Mark Thompson, Chief John Murphy

The Meeting was called to order at by 7:04pm by Ed DiSalvio.

Acceptance of Minutes

Move that the Public Building Commission approve the meeting minutes for the January 17, 2017 meeting. Motion by Larry Guilmette Second by Stephanie Holland Unanimous Vote (9-0).

New Business:

Public Safety Complex Updates

Jon Lemieux was present to update the Commission on the PSC. The progress is moving along. Some rooms on the second floor are complete, painted and locked. The second floor is moving along very well. The first floor has some more work to do but it is moving along well. The substantial completion remains to be February 21, 2017. March 18-19 is scheduled for the “moving” and aiming to open the building on March 21, 2017. The total amount encumbered in the contingency log to date is \$313,341 from the total \$625,000.

Construction the week ending January 21, 2017 included:

- Complete edge metal and downspouts
- Finish paint 1st floor
- Complete doors and hardware
- Complete kitchen hood and ansul system
- MEP final connections and boiler start up
- Finish storefronts and glazing
- Complete flooring
- Install 1st floor ceiling tiles
- Installed personnel, evidence and weapon lockers
- Adjust and finish overhead doors

Utilities Update:

- Permanent power has been connected to the building
- Columbia Gas- gas main installation completed and temporary heat is on
- Comcast connection is active
- E911 wiring is almost complete- cutover scheduled for 3/1

Construction the week ending January 28, 2017 included:

- MEP final connections and boiler start up
- Install downspouts
- Finish storefronts and glazing
- Complete flooring
- Install 1st floor ceiling tiles
- Installed personnel and weapon lockers
- Adjust and finish overhead doors

Utilities update:

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Review all Pending Change Orders (PCO)

Change Order#8 list of 13 items in the amount of \$35,193.82 **Motion to approve change order#8 in the amount of \$35,193.82 by Carl Campagna second by Larry Guilmette Unanimous vote (7-0)**

Library Project Updates & Review

Joe Sullivan was present to update the Commission on the progress of the Library. He's hoping to have a site visit in about 4 weeks. The paint finishes and mill work trim on the baseboard is being installed in the lower level. The bathrooms are being tiled and fixtures are being installed on the lower level. The wood ceiling on the second floor is being gridded. Joe emphasized the lighting improvement in the entire library. Joe said a letter was sent to the contractors (mill work and dry wall tapers) that they would be charged for furniture delivery if they didn't meet the substantial completion date.

\$37,465 remains in the contingency log.

Review all Pending Change Orders (PCO)

- PCO#112 \$168 Bathroom partition colors: This PCO accounts for the selection a non-standard color for the bathroom partitions in order coordinate with the surrounding tile, counter and wall colors. **Motion to accept bathroom partition colors in the amount of \$168 by Patricia Vinchesi second by Jessi Finnie Unanimous vote (8-0)**
- PCO#116 \$359.17 Capital Flooring Rubber Upgrade: This PCO accounts for the selection a tile flooring product at the Children's Program Room in lieu of the sheet flooring product

specified in the bid documents. **Motion to accept capital flooring rubber upgrade in the amount of \$359.17 by Karen Canfield second by Carl Campagna Unanimous vote (8-0)**

- PCO#122 \$425.60 Projection Screen Additional Insulation and Framing: This PCO addresses the addition of insulation behind the projection screen niche in the Program Room. Insulation was not indicated on the interior side of the wall in the bid documents. **Motion to accept projection screen additional insulation and framing in the amount of \$425.60 by Carl Campagna second by Patricia Vinchesi Unanimous vote (8-0)**
- PCO#126 \$1,444.80 Outdoor Reading Porch Blocking: This PCO addresses the addition of wood blocking and framing, as advised by the structural engineer, to accommodate the outdoor reading porch swing. The planned swing is 60" wide; the supports are rated for 1,000lbs. **Joe Sullivan was able to get the contractor to waive this fee**
- PCO#127 \$929.60 Quiet Reading Room Acoustic Mat: This PCO accounts for the addition of 1" thick sound mat above the Quiet Reading Room ceiling at the recommendation of the acoustic engineer. Unlike the main reading room ceiling, the wood ceiling at this location is not an engineered acoustic product and does not have a certified sound rating. The mat was recommended to bolster the acoustic performance of space given its intended use. **Motion to accept quiet reading room acoustic mat in the amount of \$929.60 by Stephanie Holland second by Jessi Finnie Unanimous vote (8-0)**
- PCO#128 \$1,854.31 National Grid CT & Metering Requirements: This PCO addresses additional electrical work resulting from National Grid's request to locate the current transformers and electrical metering at the pad mount transformer rather than the Main Switch Board. Griffin Electric has requested additional money to install solid bussing at the Main Switch board in order to accommodate this change. The engineering team has reviewed the PCO request and think the value is reasonable for the work required. **Motion to accept National Grid CT & metering requirements in the amount of \$1,854.31 by Carl Campagna second by Karen Canfield Unanimous vote (8-0)**
- PCO#129 ~~-\$8,500~~ Capeway Stain Credit: The PCO provides a credit for the deletion of shop applied weathering stain from the cedar roofing shingles. There is no impact to the performance or durability of the shingles. **Motion to accept Capeway stain credit in the amount of \$8,500 by Stephanie Holland second by Larry Guilmette Unanimous vote (8-0)**
- PCO#130 ~~-\$750~~ Bike Rack Credit: The PCO provides a credit for the deletion of the original bicycle rack included in the bid documents. The bicycle rack is now being fabricated by South Shore Vocational Technical High School at no cost to the owner. **Motion to accept bike rack credit in the amount of \$750 by Jessi Finnie second by Stephanie Holland vote (8-0)**
- PCO#132 \$1,825.42 Reading Porch Light Inverter: This PCO accounts for the addition of an AC inverter to provide emergency backup power for the Outdoor Reading Porch lighting fixtures. The standard battery packaged with the fixtures is only rated to 32F; because the reading porch ceiling is not insulated, the standard battery may be subjected to very low temperatures and could be at risk of failing. OEA and the engineering team have discussed several options and believe this is the most cost effective option. The team has reviewed this PCO request and believes the values are fair. **Motion to accept reading porch light**

inverter in the amount of \$1,825.42 by Carl Campagna second by Larry Guilmette Unanimous vote (7-0) Patricia Vinchesi abstained

- PCO#134R-1 \$2,903.98 Missing Heat/Power from RF1 254: This PCO accounts for added electrical and HVAC work at the Book Drop Room. The work includes the installation of an electric unit heater that was not shown on the bid documents. The engineering team has reviewed the PCO request and think the value is reasonable for the work required. **Motion to accept missing heat/power in the amount of \$2,903.98 by Carl Campagna second by Larry Guilmette Unanimous vote (8-0)**
- PCO#135 \$23,236.60 Harbor Networks Structured Cable: This PCO is a lump sum amount for the work performed by Harbor Networks. William Sheehan has given authorization to pay 100% per his notice issued to Daedalus on 12-19-16. **Motion to accept Harbor Networks structured cable in the amount of \$23,236.60 by Patricia Vinchesi second by Carl Campagna Unanimous vote (8-0)**
- PCO#136R-1 \$2,443.79 Araujo T&M for Additional Sprinkler: This PCO addresses adding insulation to a portion of the exterior heat-traced sprinklers. Additional heat-tracing and insulation were requested by town agencies during the building permit review in September 2015. The insulation work was done on a T&M basis and completed in late-December 2016. The engineering team has reviewed the PCO request and think the value is reasonable for the work required. **Motion to accept additional sprinkler insulation in the amount of \$2,443.79 by Jessi Finnie second by Larry Guilmette Unanimous vote (8-0)**
- PCO#137 \$1,507.63 Attic Power and Lights: This PCO addresses added electrical work in the SW wing attic space. Following a review with the Town electrical inspector, it was determined that the above-ceiling HVAC equipment will be serviced from the attic area. Per code, this requires the addition of a lighting fixture, light switch, and electrical receptacle in the attic. Note that the equipment was originally intended to be serviced via ceiling access panels; the access panels are no longer required and have been deleted. See PCO#139 for the associated access panel credit. **Motion to accept attic power and lights in the amount of \$1,507.63 by Carl Campagna second by Larry Guilmette Unanimous vote (8-0)**

Discussion was made on the flooring for the Program Room. Three samples were brought in for the Commission to look at. Carpet Tile is \$6,835.00, Rubber Sheet is \$11,750.55 and Luxury Vinyl Tile is \$9,931.49.

Substantial completion date is scheduled for middle of March, which to date brings the completion to 88%.

February 28, 2017 will be a scheduled site visit at the Library for the Commission at 6pm.

- Requisition of Payment#17 \$308,184.78 **Motion to accept payment to Castagna in the amount of \$308,184.78 by Carl Campagna second by Larry Guilmette vote (8-0)**

Jessi Finnie said that the front walkway leading into the Library is very slippery. An acid coating will be added once it's warmer. Jessi also said that the closest abutters, the Beales, have concerns about the parking lot. The lights from cars shine into their house and wonder if there will be any

shrubs planted. Joe Sullivan reiterated that the Beales would like shrubs added to the center island. Joe said planting shrubs in that location would require water and could get ruined in the winter plowing. Carl recommended guard rails.

Jessi said Boston Interiors has the furniture that they are donating in their warehouse. She will bring a final quote for (interior) signage which is significantly lower than expected.

Jessi said they were given a bill for gas. Joe Sullivan explained that originally construction was expected to only go through one winter. Now the construction is going through a second winter. Joe Sullivan is working on negotiating. Joe said that the bill needs to be paid but he is negotiating, hopefully for a future credit.

Other:

Patricia updated on the Senior Center Feasibility. She said she will present to the board next Tuesday with a not to exceed \$60,000. She wants to revisit Gates Intermediate for feasibility for senior center as an addendum. She wants to have two out of the four sites (in study) narrowed down. The architect has a completion date of June. Stephen Shea recommended that the architect come in with preliminary findings.

Adjournment

There being no other business a motion was made by Larry Guilmette to adjourn at 8:35pm, second by Stephanie Holland Unanimous vote (8-0)

Respectfully Submitted,
Kelli Rodgers
Recorder

List of Documents for January 31, 2017 Public Building Commission's Meeting

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