



MEETING MINUTES
Public Building Commission
Tuesday February 28, 2017
Board of Selectman Hearing Room
7:00 pm

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

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

The Meeting was called to order at by 7:01pm by Carl Campagna.

Acceptance of Minutes

Move that the Public Building Commission approve the meeting minutes for the February 14, 2017 meeting. Motion by Larry Guilmette Second by Carl Campagna Unanimous Vote (3-0).

New Business:

Public Safety Complex Updates

Jon Lemieux was present to update the Commission. A certificate of substantial completion was issued. There has been an itemized punch list for final work.

Construction the week ending February 25, 2017 included:

- Building management system control programming
- Completion of exhaust fan connections
- State elevator inspection
- Fire pump/sprinkler system testing
- Ansul testing
- CTA and their subs addressing punch list items
- Traffic signal lights activated on Rte 3A

Utilities update:

- Awaiting E911 cutover completion date

They solicited proposals for moving services. The Chiefs identified what would need to be moved. There were three moving companies that came down to look at everything. There were two quotes submitted. Diamond Relocation will be used- twenty totes for a total of \$4,200. William Lowe and Sons Co. quote was \$8,985.

There is a sink and shower issue at the Public Safety Complex. Jeff Dougan from the Massachusetts Architectural Access Board came to visit. The Fire side kitchen is a concern and the showers from an access side. The showers have folding seats but they were installed in a way that if a wheelchair backed up, the seat would be behind the wheelchair- not accessible. The kitchen sink is not handicap accessible. Someone in a wheel chair would not be able to pull up and work under it. If the kitchen was not public, which it isn't, Jeff felt comfortable not changing the sink. He would take all of the information and respond to the Town on the two issues. Jeff thinks that by having a certified statement (by Dore & Whittier) that the kitchen is NOT a public space, it would make a good case. The kitchen would not be a gathering area. There is another space to sit and eat. It would never have the possibility in the future to become a public gathering space. A colored map would be important. All countertops have to remain counter height and cannot change to bar height. There are 8 showers in the building. On the Fire side, in the dorms there are 3 single showers. In the administrative side there are two showers. In the police side locker room there are two male and one female shower. The showers are not properly accessible for wheelchairs. Essentially, they were installed backwards. The plumbing specs were wrong. MAAB would think it would be enough to have the Police two male/one female accessible for the upstairs. There was mention of fixing one shower in the downstairs to be a unisex accessible shower. MAAB thought it would be legitimate. There are also low molded soap dishes and the controls for the shower need to be in front of the person seated. Upstairs showers would need a hole put in the wall and switching them. Jeff would be comfortable with the suggested changes. Patricia said the most logical solution would be to take the wall out and switching for the upstairs shower. There will need to be a PCO to make these changes, however, it will not come off the contingency of the Town. It will be up to the insurance of the sub-contractors. Larry said this is a new building and it needs to be done. It will end up being five accessible showers (two in admin, two in police dorms and one in fire dorms) once it is fixed. Patricia will authorize the needed changes.

Review all Pending Change Orders (PCO)

- PCO#067 \$1,056.30 Credit for locker revisions **Motion to accept credit for locker revisions in the amount of \$1,056.30 by Carl Campagna second by Larry Guilmette Unanimous vote (6-0)**
- PCO#077 \$2,351.65 Additional Speakers in the Apparatus Bay, Fitness Room and Stair #2 per PR#50. The speakers are 1'x2' and require an additional ceiling grid "T" be added to each ceiling mounted speaker. **Motion to accept additional speakers in the amount of \$2,351.65 by Carl Campagna second by Larry Guilmette Unanimous vote (6-0)**
- PCO#087 \$1,854.64 Detention Closure Plates; added stainless steel closure plates to the underside of the 3 ADA detention fixtures **Motion to accept detention closure plates in the amount of \$1,854.64 by Carl Campagna second by Larry Guilmette Unanimous vote (6-0)**
- PCO#088 \$7,383.78 Projection Screen Relocation in the Training Room due to the conflict with the TV monitors provided by others. **Motion to accept projection screen relocation in the amount of \$7,383.78 by Carl Campagna second by Larry Guilmette Unanimous vote (6-0)**

- PCO#089 \$361.36 Carpet Repair which resulted from the relocation of the wardrobe cabinet in Room 229 for ASI#043. **Motion to accept carpet repair in the amount of \$361.36 by Patricia Vinchesi second by Larry Guilmette Unanimous vote (6-0)**

Deputy Chief Mark Thompson had a design for booking desks in the detention area. He said they would like to go with the plan that they received from someone that Kevin Kelly worked with. It would come out of the FF&E budget. The finishes would be matched with the rest of the building.

Still on schedule for E911 and furniture.

Library Project Updates & Review

Joe Sullivan was present to update the Commission. The wood ceiling is 85% complete. The lighting and electrical are the biggest things that are ongoing at this time. The manpower is being pushed so that the delivery of stacks can be done pushing for April 10 substantial completion. The overall progress on the interior has made some strides. Millwork needs to be finished in order for some of drywall to be done. They will continue to be pushing everyone to be done by end of March. The flooring was ripped out for duct work when the building was taken apart. New slab was placed. As they get closer to installing carpet, they will need to do moisture tests on the concrete. Two tests done so far are a little higher than the manufacturer would recommend. They would like it to be around 80- two tests so far have been 93 and 95. They are working to figure out how to best resolve the moisture issue to guarantee the ten year warranty of the tile carpeting. A sealant would be a onetime application before adhesive. Joe would like the sealant done on a weekend so that the product could be adhered on a Monday. Joe thinks there will be less moisture once they have heat/air-conditioning and the building sealed, however, it could wick out of the slab over time.

If all pending PCO's were approved, the contingency left would be \$28,141.18 which does not include the sealant of the floors (\$23,000) and an outstanding gas bill issue.

Motion to approve a change order to apply mitigation sealant for carpet tile not to exceed \$23,000 by Patricia Vinchesi second by Larry Guilmette (2 for 3 against) Karen Canfield abstained

Review all Pending Change Orders (PCO)

- PCO#73-R1 \$2,869.35 Masonry Work- various locations: This PCO accounts for the reinforcement and reconstruction of existing masonry walls at two locations. These existing walls were defective and required repair. **Motion to accept masonry repairs in the amount of \$2,869.35 by Stephanie Holland second by Larry Guilmette Unanimous vote (6-0)**
- PCO#131 \$11,209.32 Missing power requirements for accessories: This PCO accounts for the addition of circuits for the bathroom hand dryers and radiant panels, Quiet Reading Room gas fireplace, and Program Room projection screen and motorized shades. This work was not shown in the bid documents. The engineering team has reviewed the PCO request and think the value is reasonable for the work required. **Motion to accept adding power**

circuits in the amount of \$11,209.32 by Jessi Finnie second by Larry Guilmette Unanimous vote (6-0)

- PCO#133-R1 \$2,084.37 Reinstall Plumbing Vent per Inspector Comments: This PCO addresses the relocation of the furnace vent adjacent to the Program Room. The vent is required to be 10' minimum from the HVAC intake also located in this vicinity; the vent location was adjusted accordingly. The engineering team has reviewed the PCO request and think the value is reasonable for the work required. **Motion to accept reinstall plumbing vent in the amount of \$2,084.37 by Stephanie Holland second by Larry Guilmette Unanimous vote (6-0)**
- PCO#139 \$1,545.60 Deleted Access Panels: This PCO accounts for a change in the number of access panels for access to plumbing fixtures and above ceiling electrical equipment. A total of 12 panels were added. **Motion to accept deleting access panels in the amount of \$1,545.60 by Jessi Finnie second by Larry Guilmette Unanimous vote (6-0)**
- PCO#143 \$3,109.34 ADA Door Bollard Furnish and Install: This PCO accounts for the addition of x3 bollard posts for mounting the ADA door push buttons at the upper and lower level lobbies. The push buttons were originally wall mounted; bollards allow the push buttons to be located in more accessible locations relative to the entry walk and door openings. **Motion to accept ADA door bollards in the amount of \$3,109.34 by Karen Canfield second by Larry Guilmette Unanimous vote (6-0)**

Jessi Finnie looked for approval for deposit to installer for bulletin boards in the amount of \$1,711.75 **Motion to accept the approval for deposit in the amount of \$1,711.75 by Stephanie Holland second by Larry Guilmette Unanimous vote (6-0)**

\$38,513 total from signage/collections from an original not to exceed \$50,000.

Other:

Next meeting, March 14th will be held at the Council on Aging (27 Brook St.)

Adjournment

There being no other business a motion was made by Carl Campagna to adjourn at 9:00pm, second by Stephanie Holland Unanimous vote (6-0)

Respectfully Submitted,
Kelli Rodgers
Recorder

List of Documents for February 28, 2017 Public Building Commission's Meeting

- Agenda
- 2/14/17 Meeting Minutes
- Vertex Construction Update/Action Items Booklet
- AIA Document G704 Certificate of Substantial Completion
- Scituate Town Library- Contingency Log and Pending PCO's