



MEETING MINUTES
Public Building Commission
Tuesday August 15, 2017
Board of Selectman Hearing Room
7:00 pm

Committee Members Present: Larry Guilmette, Stephanie Holland, Stephen Shea, Ed DiSalvio, Carl Campagna

User members and others present: Jessi Finnie, Nancy Holt, Joe Sullivan (Daedalus), Noel Murphy (OEA), Gary Guidi (HB Communications), Eric Parent (HB Communications)

The Meeting was called to order at 7:00 pm by Ed DiSalvio.

Acceptance of Minutes

Move that the Public Building Commission approve the meeting minutes for the July 18, 2017 meeting. Motion by Larry Guilmette Second by Stephen Shea. Unanimous Vote (5-0).

New Business:

Library Project Update & Review

Jessi asked HB Communications to come in and answer any questions regarding the project. The various options for running cabling were discussed, it was determined that further review is necessary before installation. Joe will meet with Gary G. onsite to review best options. There was a discussion that there would be an upcharge relating to the cabling and the changes needed (cabling initially installed by Harbor Networks and specified by SCTV were deemed to be unacceptable to the needs of the system). Joe and Jessi made the point that the job was quoted with that knowledge in mind and therefore there should not be an upcharge as it was the company's oversight not to include that. Initially, Jessi was told that the cabling in the room was fine (by HB rep. Kyle Frazier).

Noel handed out the existing punch list, which is down to \$7,950.

The punch list does not include sandblasting the front entry, which is a change. The cost is approximately \$6,000 (\$3K for labor, \$3K for materials, according to the contractor). Joe suggested soliciting costs for other vendors because he feels that is excessive. Jessi mentioned the walk-off mats as one of the steps that the library has taken to temporarily address falls that have occurred at the library, as a result of the slick entry. The importance of providing a remedy as quickly as possible before winter weather sets in was also discussed. Noel explained that the original plan for the entry, acid etching, did not work as it was supposed to even though it was applied as it should be and done twice using different methods. Noel researched this and found that

occasionally the concrete will not take the acid etching as it should. Carl inquired about the possible harm from sandblasting, Noel said this would not be a deep sandblasting and Carl also inquired about scarifying vs. sandblasting.

Joe asked for a motion for a Not-to-Exceed Amount of \$6,000 for this work. First by Jessi, Second by Ed Unanimous Vote (5-0)

- The town received \$5,000 back from Builder's Risk.
- Stephen asked about the dimming capability of exterior lights. Joe says he is holding aside funds in case this is approved at the end of the project.
- There is \$15,000 in retainage left for contractor after paying this month's req.
- Stephanie asked about resolution to AHU2, and Joe discussed the work that will take place in the library on September 6th to move the compressor and apply some soundproofing to certain pieces of equipment. A number of members expressed concerns about the noise level in the room and the hope is that this would resolve that issue.
- Req. for Payment #23 from Castagna was reviewed, total of \$98,549.03. The balance of the contract is \$14,700 and the punch list is down to \$7,900.

Motion to approve by Carl Second by Larry Unanimous Vote (5-0)

- One PCO was presented, PCO #169 to change out three locks per WCPR 45. The locks need to change in the library based on use/unanticipated issues with those doors. These are the locks on the two porch doors and the lock on the door between the library and the conference suite, which can currently only be locked on one side. This is difficult for library operations and potentially dangerous as it is possible someone could get locked out on the porch, which has no other access out of the building.

Motion to approve by Carl and Second by Larry, Unanimous Vote (5-0)

Jessi brought up landscaping concerns and let the committee know of the numerous complaints received by patrons and residents. She urged the OPM and architect to have the contractor return to weed and mow before turning it over to the town for maintenance, as the original date that the grounds were to be turned over to the town was missed. Once grounds are weeded and mowed, the town could take over maintenance.

Jessi asked for approval of the purchase of a burnisher to assist the Facilities team with the maintenance of the building. Cost of refurbished unit is \$3057.26. She also sought approval for walk off mats. Walk off mats are part of the building, but are smaller and less effective than anticipated. Requested amount \$3400 to cover cost of upper and lower level mats. Motion to approve by Ed and Second by Larry, Unanimous Vote (5-0)

Bills for library were reviewed with Jessi present for any questions. All were part of original project budget so no questions were asked or clarification needed.

Public Safety Complex

Punch list Summary: \$85,150.00

- Civil site work a priority
- EOC a/c still needs resolution (not complete; balancing)

Helipad Area: currently being regraded. Discussion: reseeding responsibility. Vertex to pursue. Budget: Contingency balance is \$263,045.00

Vertex OPM Invoicing:

- Soft cost contingency balance: \$189,540
- OPM anticipated an overage of \$50,810.00 (originally estimated a 14-month job duration, not 15 months)
- Vertex will submit amended documentation to detail all overage tasks and related money amounts to satisfy the Town's accounting documentation.
- PBC will review / approve at the next meeting.

FFE Update: Cygnet to fill in an audio recording void (not part of the original drawings).

- Motion to approve for microphones and connection in the Booking Room in the amount of \$3,133.00

PCO # 080: Electrical Premium Time

- \$11,820.00 (Not-to-Exceed amount previously approved)
- Back up reviewed by PBC

Requisition #20: Amount: \$52,737.11 (balance to finish: \$178,357.00). Motion to approve by Carl Campagna, Second by Deputy Al Eliot, Unanimous Vote (5-0)

Vertex will be meeting with CTA regarding the disputed remaining issues. They will meet with CTA again on 8/16/17.

Other:

Next meeting, will be Tuesday October 24, 2017.

Adjournment

There being no other business, a motion was made by Stephanie Holland to adjourn at 8:15 PM, Second by Carl Campagna **Unanimous Vote (5-0)**

Respectfully Submitted,
Larry Guilmette
Jessi Finnie (Library Director)
Lianne Cataldo (Recording Secretary)

List of Documents for August 15, 2017 Public Building Commission's Meeting

- Agenda
- 7/18/17 Meeting Minutes
- Vertex Construction Update/Action Items Booklet
- Library Project Punch List