



**MEETING MINUTES
Public Building Commission
Tuesday, January 16, 2018
Board of Selectman Hearing Room
7:00 pm**

Committee Members Present: Carl Campagna; Larry Guilmette; Stephen Shea; Stephanie Holland; Jessi Finnie, Library Director; Michael Stewart, Police Chief; Mark Thompson, Deputy Chief; Al Elliott, Deputy Fire Chief, John Miller, Linda Hayes

Committee Members Absent: Ed DiSalvio, Chairperson; Elizabeth Holthaus, User Member

Also in Attendance: Nancy Holt, Finance Director; Joe Sullivan, Daedalus OPM; Al Bangert; Kevin Kelly; Alan Brown; Frank Mortell; Jon Lemieux, OPM Vertex

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

Acceptance of Minutes

Move that the Public Building Commission approve the meeting minutes for the December 12, 2017 meeting, motion to approve made by Carl Campagna, seconded by Larry Guilmette. Vote was Not Unanimous (4-0) Stephanie Holland abstained as she was not present at the December 12, 2017 meeting.

NEW BUSINESS

Library Project Update & Review

Project update from Joe Sullivan (Daedalus):

ADA Access:

The ADA meeting for the variance on the walkway got postponed until January 22; should have an update for the next meeting.

HVAC Noise:

The front end restoration project is going out to bid. We have received a quote from Snowden Heating and A/C which does not include controls, demo and electrical. The bid was \$39,000, but should be around \$52,000 with electrical and demo. Joe wants to solicit other vendors and should have numbers in about 3 weeks, which he can bring to the next meeting. Joe said that the engineer will contribute money for some of the cost.

Joe completed budget reconciliation with Nancy and determined that there is \$103,000 left in the budget. Joe said he set aside \$20,000 for unknown expenditures. The \$103,000 does not include the \$200,000 being held by the Selectmen.

No update on the generator price

The Community Room has been having issues during the extremely cold weather due to the lower air flow. For example, if the system is set at 72 degrees it only registers at 65 degrees. Jessi and Joe want to ensure that functionality as well as the noise will be fixed. Currently, Jessi or the custodian has to go in every day to check on building.

The storage area has puddling on the floor in inclement weather. They have to epoxy the wall to fix the area where the moisture is coming in.

There is a piece of metal in the drain causing a backup. Joe explained that he is going to camera the line again to see if there are additional blockages.

Senior Center Project

Al Bangert gave an overview of the timeline for the building of the Senior Center:

- Primary users become voting members
- Funding available
- OPM Proposals received
- Commission selects OPM
- OPM sent to Selectmen for approval
- Commission selects the Architect (\$500,000 for the first phase of architectural selection process)
- Goes to Special Town Meeting to see where the building would go and then Special Town meeting would vote to go forward with a Debt exclusion override.

Carl explained that we want to reduce the list of companies from 8 down to 4 for the interview process. The process will consist of a 20 minute presentation from each company and 15 minutes for a Q and A segment from the Board, with 10 minutes in between each company. Then board will make recommendations on the top 2 companies which will then go to the Town Administrator.

The Commission gave their top 4 choices for an OPM:

Larry

1. NV5 (15)
2. Vertex
3. ACG
4. P3

Stephen

1. Colliers
2. Vertex
3. Gentry

4. RGB

Linda Hayes

1. Gentry
2. Vertex
3. Colliers
4. ACG

John Miller - Not ranked

- NV5
- P3
- Colliers
- Gentry

Carl

1. ACG
2. NV5
3. Vertex
4. P3

Stephanie - Not ranked

- NV5
- ACG
- Vertex
- P3

Top 4 would be: ACG, NV5, P3, and Vertex -- for interview process

Next steps:

- Set up Meeting for Tuesday, January 30 in Selectmen's Conference room at 6:30 – 10:00
- Ask companies to type presentation and see what they need for audio/visual
- Request to have OPM at interview, not just the sales people
- Follow up with company if additional information is needed before making final decision

Public Safety Complex project update

Jon Lemeiux (Vertex) reviewed all the Outstanding Items from the spreadsheet

Issues that required further discussion:

Item 35 HVAC: Frank Mortell explained that there are rooms that are not getting up to correct temperature. Currently, there are 3 or 4 rooms on the first floor and 1 or 2 on the second that are colder than they should be. Kevin Kelly will provide Frank with the list of all the offices/rooms that are cold. On Monday, Frank will take thermal scans of these areas. Frank explained that negative temperatures for consecutive days are lower than the set point which is set for 7 degrees he said that you may have to adjust the baseline in extreme temperatures. Frank also stated that the critical alarm warning system has not been working so Kevin Kelly has been spending more time than he should on the problem; the issue is with Town IT.

The valves are fluctuating in the EOC: The valve should be 100% open, but are fluctuating at a lower percentage.

Item #3 Sediment in pipes: Jon passed out a documentation that depicted the sediment issue in the pipes. Kevin is going to call Shawn to come and test the water quality again and a sample of the sediment is going to be sent out to be tested. One theory is it could be the brass caps on the pipes that are causing a reaction. Jon explained that it is actually more like a scale at the top of the pipe than sediment. If it is the metal that is causing the issue, the brass has to be replaced throughout the system. If the water does not come back clean, then we will just need some sort of treatment to improve the water quality. Kevin said when the water was tested in December it was fine. It was discussed that this is the only building in the area having this problem and that the building is not at the end of the line.

Item #21 Pressure low at pumper truck fill-up: The pumper supply was on the wrong side of the booster, will be moved to the other side to fix the water pressure in the pump chamber

Item #14 Dorm bathrooms smell: Exhaust fans from another area will be moved into bathroom to fix problem. Fire dorm bathrooms will be fixed with an automated deodorizer to start. Frank will price out a fan, but do not want to spend any money on a fan yet, because not sure what size will be needed to fix the problem.

Septic: With all the rain, the chamber outside where the pump controls are, are filled with water and overflowed. Ground was frozen so water could not drain out. Kevin has a temporary fix, but need to figure out how to fix permanently.

The electrician is away, Item 1, 2 and 7 still do not have updates.

Item 36 Sound issue in Booking: You cannot hear multiple people talking in the Booking area. It was discussed that lowering the ceiling 5 inches would help, but you would have to drop lights, etc. Kevin Kelly suggested applying acoustical spray on the ceiling.

Item 51 Fire Pump Generator: There was a question whether or not the electric works in the pump room without power. It was discussed doing a power shut down to test what works and what doesn't.

Item 56 Commercial wand added to shower: The shower is not powerful enough to clean contaminated items.

Item 57 Wand for kitchen sink: This item was removed from list because this would be difficult to do with current location of sink.

Budget Update:

Jon said that the only items pending are: PR 69, the moving of the fence and the archiving project.

Chief Stewart said that the second bid for the fence came in \$13,000 less than other bid, the price was \$19,254.54.

Mark Thompson explained that he needs an additional \$2,500 for the re-indexing of the archives. This would complete the process and ensure that all boxes and records align.

Motion to approve \$2,500 to complete archiving project with King Information Systems for records Archiving, Mark Thompson made a motion for an amendment from \$10,900 to \$13,400 seconded by Stephen Shea, Unanimous Vote (8-0).

Jon Lemieux explained that when the Public Safety Building was designed there was a metal outbuilding (40 x 60) included to keep items out of the elements. The specs (size) came from the towns of Duxbury and Abington's buildings. We bought utility connections, but the outbuilding was cut from the project. Jon has reached out to CTA to see if they had experience in this area. They said they can make a 4 ft. deep foundation and pour a 1 ft. slab which would cost about \$160,000. This price does not include electrical or an overhead door and is considered middle of the road. Jon explained that we have the money in the budget for this project and if we don't do it now, it will cost more in the future. The commission gave the okay to continue moving forward; Jon will provide an update at next month's meeting.

Jon made a request that Carl re-sign change order 12 which was approved; the original copies with signature are missing.

There being no other business a motion to adjourn the meeting at 9:30 PM was made by Carl Campagna, seconded by Stephanie Holland, Unanimous Vote (8-0)

Next Meeting January 30, 2018 to interview top 4 companies

Respectfully Submitted,
Lianne Cataldo (Recording Secretary)

Outstanding Items:

- Nancy Holt and Jon Lemeiux to follow up on Library Budget Reconciliation

Referenced Materials

- PBC Agenda
- 12/12/17 Meeting Minutes
- Library Project Balance Sheet
- Vertex Agenda
- Public Safety Building Budget from Vertex
- Public Safety Building Outstanding Issues/Items Spreadsheet
- Pictures of pipes illustrating sediment (scaling) issue in Public Safety Building
- Request for Services (RFS) for Senior Center from:
 - P3 (Daniel Pallotta)
 - ACG (Michael Josefek)
 - NV5 (Chris Guarino)
 - Vertex (Jon Lemieux)
 - Pomroy Associates (Richard Pomroy)
 - Colliers Management (Mel Overmoyer)
 - RGB Architects (David DeQuattro)
 - Ted Gentry Associates (Ted Gentry)