



MEETING MINUTES
Public Building Commission
Tuesday, May 29th, 2018
Large Conference Room, Scituate Public Library
7:00 pm

Committee Members Present: Ed DiSalvio, Chairperson; Carl Campagna; Larry Guilmette; Stephen Shea; Stephanie Holland; Jessi Finnie, Library Director; John Murphy, Fire Chief; Mark Thompson, Deputy Police Chief

Committee Members Absent: Elizabeth Holthaus, User Member; Michael Stewart, Police Chief; John Miller, User Member; Linda Hayes, User Member

Also in Attendance: Kevin Kelly, Facilities; Noel Murphy, Oudens Ello Architecture; Nancy Holt, Finance Director; Jon Lemieux, OPM Vertex; Don Walter, Architect, Dore & Whittier

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

Acceptance of Minutes

Motion to approve the meeting minutes from April 24th, 2018, motion to approve made by Carl Campagna, seconded by Larry Guilmette, Unanimous Vote (4-0)

Motion to approve the meeting minutes from May 8th, 2018 motion to approve made by Carl Campagna, seconded by Stephanie Holland, Unanimous Vote (4-0)

NEW BUSINESS

Library Project Updates & Review: Noel Murphy

Air handling unit update: The Commission previously approved a “not-to-exceed” motion for \$60,000. The final change order request from the contractor was negotiated from \$60,000 down to approximately \$51,000 and does not include demo or electrical work. Joe Sullivan has contacted other contractors for the work (Snoden and TARR Demolition). Carl asked about union issues and Noel said there were no issues.

Schedule: The project was supposed to start a week ago, but it revolved around the receipt of the duct silencer, which has now been ordered and will arrive in 2 weeks. The start date has been pushed back and project will start next week. The duct silencer will be installed in about 2 weeks. Snoden Electrical will be here next week to figure out the schedule. Carl asked about who would seal off the space and Noel said it would be the contractor that does the demo work. The first 2 weeks will be prep and the systems will not need to be shut down, in the last 2 weeks the system will be down. Carl noticed that the projected schedule will take us into the warm weather; Noel

said it would take us into June and that the spaces could be hot for the period of time that the system is not running. Noel said they might have to work overtime to compress the schedule or work outside of library hours, which has been budgeted for. Kevin said that Jessi had important meetings scheduled for the space in June. Noel said he knew and that he has plans to follow up with Jessi he said it may be complicated to work around the meetings but they are aware of them; and that they are meeting with the contractor on Friday to work out a schedule. Carl asked if Kevin could be at the Friday morning meeting with the contractor, and Kevin said he could. Noel said there would be noise during the day, but the space will be untouched, so there will not be a visual distraction. The project should now start June 4th. The last week of balancing can be done at a different time to work around Jessi's schedule.

Noel said he would contact Kevin Kelly about the meeting with the contractors on Friday morning.

Carl asked about the contingency of \$43,947.20, and where the balance of the HVAC cost was coming from. Noel said they were contributing \$25,000, and the \$51,724.20 may get closer to \$60,000, but they should not go over the contingency, however, it will be exhausted.

The ADA ramp is the last project. Joe is trying to get a final price, which should be about \$25,000, but we are still 8 – 10 weeks out. We may have to go back to the Selectmen to request a portion of the funding that went back to the Board. The DPW and library ownership part of the project has to be split. The library portion would start at the landing in the middle of the road and continue to the walkway.

Jessi was concerned about the landscape, and Noel said he would walk the property to see what plants/trees need to be replaced. There is money in the budget for landscaping and it needs to be done before summer.

Carl asked about the light dimmers and how they were working out, Kevin said the dimmers are not in yet and they would still need to be tested because they cannot be adjusted once they are ordered.

Stephen asked, how the controls were working, Kevin said they were working well.

Senior Center Update: Jon Lemieux

BH&A was contacted because they need to update their proposal since the Town has decided on a site. The contract should come before the next PBC Meeting. Jon asked if the contract went to Jim and the Commission for sign off and Nancy said just Jim. Jon said they are going to have a kick off meeting to get them started on the project, Nancy said the Board of Selectmen have to award the contract and that June 5th is there next meeting. **Nancy asked Jon to contact Lorraine to get the item on the agenda. Jon said BH&A will be invited to the June 26th meeting and should be first on the Agenda.** The first pass of numbers seemed fair Jon said, but there were some excluded items that he wants to further discuss with them.

Public Safety Complex Project Update: Jon Lemieux

Water testing: Jon said that Homeyer, a water testing company recommended by Stephen Shea was great. The cost of testing was \$1800 with an additional \$400 for two other samples. The conclusion was that the water is good and the fittings are not. Dezincification [the leaching of zinc from brass] is the problem. The alloy is weak and it is breaking down Larry explained.

It was further concluded that this problem was not happening with the fire protection equipment.

Check valves: Watts valves was the basis of the original design but Red White check valves were used instead. The product was approved as a suitable substitute by the State and GGD said they were an equal product. The Red White check valves are breaking down and causing the sediment in the pipes and the recommendation is to replace the valves. Carl asked about the other valves and joints and Jon said they were fine. Jon said nobody could have predicted this issue and that we need to find out how many there are and what the next step would be to replace them. We need to tell GGD about the issue. Don recommended telling CTA first and that CTA was aware of the original sediment issue. Jon asked if it was an insurance claim issue and Don said he thinks it is a manufacturer's warranty issue. Mark thought we should replace all the Red White valves and Don said that was the recommendation of Homeyer. **Jon said they would notify CTA and to ask them to put their insurance carrier on notice. Nancy said to notify them in writing.** Jon said he would not recommend making a payment to CTA right now.

Jessi Finnie entered the meeting at 7:45 P.M.

Outstanding Issues Update:

(Item 20) Close - Homeyer determined sediment is not in sprinkler pipes
(Items 7 and 53) American Electric is going to come out after May 30 when items are delivered
(Item 8) Still waiting for paper printed copies
(Item 9) With CTA - American Electric
(Item 21) CTA wanted a change order to complete work on the low pressure at pumper truck, Jon has a CCD for signature
(Item 24) Still open
(Item 25) Kevin said WSP is coming back out to look at it because it tripped again 2 weeks ago
(Item 27) Open until warm weather, **Kevin will monitor the ECO when it is in use.** Kevin also said we cannot maintain CFM
(Item 28) Complete
(Item 30) On-going
(Item 35) Kevin provided a list of (6 -7) rooms that are still having cooling issues. **Jon wants to know what the next step is to get it fixed and further stated that the Commissioning Agent (WSP) was involved and that he would send WSP documents.** Carl asked if we still owe money and Jon said were paid. Carl wants to know if it is an engineering problem. Jon said the engineer thinks the building was completed according to specs; GGD design was to code. Jon said we may have to do something to augment the cooling in the EOC. Don thought WSP could be asked to provide more support in figuring out the problem. **Kevin said he could reach out to WSP,** However, they may come back looking for additional money.

Ed DiSalvio entered the meeting at 8:06 P.M.

Mark asked what the split unit cost would be, Stephen thought maybe \$20 - \$30,000. Kevin thought a split unit is not visually attractive, he would recommend looking into other options. Kevin thinks that the ceiling is too high and that it would add another thermostat to the room.

Mark asked if we could meet in the EOC for the next meeting on June 26th. Lianne will update the meeting location.

(Item 48) The clicking noise is still happening and Mark said it happens in the hall too. It only does it about once a day. Mark said he could record the clicking sound.

(Item 50) Fixed by CTA, Mark said it is a good improvement.
Kevin said the door at station 3 is going up and down on its own, but it is unrelated to this issue

(Item 54) Addressed by CTA

(Item 63) Wanted okay from Chiefs, Kevin said they are good, this issue can come off

(Item 64) Still open, Jon recommended not paying

(Item 66) Kevin thinks this issue is closed

(Item 70) Waiting for Seekonk to respond

(Item 72) Hand holes are open and water is in the conduit, GGD said water can stay, but Kevin and Jon do not agree. Jon said, How do we resolve, because if you remove water it will just come back. Kevin said we could take the connections off and then extend the conduits so it is above the ground. Kevin also said that not all the connections are watertight. The wiring used should not be sitting in water. **Jon asked Kevin to have his electrician price out how to fix the issue. Kevin said he would have him put a proposal together.**

Chief John Murphy entered the meeting at 8:26 PM

Jon reviewed the close out documents summary

Civil Punch List: Nitsch

(Item 22) Cocking completed

(Item 30) Trail behind the fence, are we good Jon asked. Kevin said Conservation has to be involved. **Jon said he would contact Amy. Kevin said to also involve Mike Stewart.**

(Item 31) Appears acceptable by Nitsch, Close out

(Item 33) No blockages, but should be cleaned one more time

(Item 35) Helipad area draining, Jon wants an update next time it rains. Kevin said Chief Stewart was concerned about the rocks, it may need to be rolled or racked. **Chief Murphy will walk it tomorrow.** Lights and a windsock are still going to be put up, **still waiting for final pricing Chief Murphy said, will send to Jon when he has an update.**

(Item 43) Nitsch thinks the berm looks the same that it did in August.

Architect Update:

(Items 882 and 891) Currently being looked at by Pavilion

Outbuilding Update: Mark Thompson, Deputy Police Chief

Three different vendors, everyone on board, specs went to Bob Vogel who was just concerned about code for snow load and excessive weight. Steel prices went up so Mark thinks the price may go up a little and that Karen said it does not need to go through Planning again. **But, Amy needs to approve from Conservation. She can look at it when she comes to look at the path behind the fence.**

PCO #118 Truck Fill (low pressure) approved months ago (in the February Meeting). CTA did not want to do work without a change order so they issued a CCD for \$8,914.78 Ed signed 4 copies.

Flag Pole Update: \$7,200 for 50-foot pole and the 8x12 flag would be \$50, might look into solar options or existing lighting. The solar options from the top of the flagpole are very dim, so would consider solar ground lighting. It would be an additional \$6,100 for the site work. They will contact McDougall to see if they can do it. Carl recommended using the same vendor for the site work instead of contacting McDougall. Chief Murphy asked if we could we use the same hole, Mark said no. Chief Murphy wondered if it was cost effective to spend money on an additional flagpole. Mark said we should table it until the next meeting.

Contingency Breakdown:

There are 3 items under dispute:

Generator Rental:	\$4,533
Rain Garden Liner:	\$3,128
Pump Chamber Cover:	\$8,956

Jon said if we pay the \$8,956 for the pump cover, we do not have to pay for the other two items.

Jon asked for a motion to pay PCO 33 for \$8,956

Larry Guilmette made a motion to approve PCO 33 in the amount of \$8,956, seconded by Stephen Shea Unanimous vote (5-0)

Chief Murphy passed out a design from Bob Vogel for the Sign Board. Chief Murphy asked where the existing conduit was, Don thought it was in the south end of the building and Kevin added that it was closer to the visitor entrance Kevin. Chief Murphy said we need the Planning Board to approve the sign and that June 14 was the next meeting.

The price is \$26,650 for the sign (with no electrical work). The sign would be 9 feet 8 inches across and 5 feet high with the casing. FEMA and MEMA want us to have more signs for storms for public safety. The lettering can be any color we want.

Mark played a recording of the clicking sound for the Commission. Jon asked Mark to send it to Frank.

There being no other business a motion to adjourn the meeting at 9:03 PM was made by Larry Guilmette and seconded by Carl Campagna, Unanimous Vote (5-0)

Next Scheduled Meeting June 26, 2018 at 7:00 PM

Respectfully Submitted,
Lianne Cataldo (Recording Secretary)

Outstanding Items:

- Noel to contact Kevin Kelly about the meeting with the contractors on Friday morning.
- Jon to contact Lorraine to get the contract award to BH&A on the BOS agenda
- Jon will invite BH&A to the June 26th meeting and will be first on the Agenda.
- Jon to notify CTA in writing about Red White check valves replacement and to ask them to put their insurance carrier on notice.
- Mark setting up EOC for the next meeting on June 26th.
 - Kevin will monitor the room when it is in use (EOC) for cooling issues

- Kevin said he could reach out to WSP to help identify cooling concern
- Jon will send current WSP documents regarding cooling issue
- Hand holes are open and water is in the conduit: Kevin said he would have his electrician put a proposal together
- Conservation has to approve the trail behind the fence at PSB. Jon said he would contact Amy. Kevin said to involve Mike Stewart
- Jon wants update on helipad area draining: Chief Murphy to provide update
- Final pricing for lights and a windsock are for Helipad area: Chief Murphy will send update to Jon
- Outbuilding needs approval from Conservation

Referenced Materials

- PBC Agenda
- Meeting Minutes
 - April 24, 2018
 - May 8, 2018
- HVAC project schedule
- Vertex Agenda
- Water testing Results
- PSB sign design
- Public Safety Building Budget from Vertex
- Vertex Invoicing Summary
- Public Safety Building Outstanding Issues/Items Spreadsheet
- Castagna Construction PCO #174