



MEETING MINUTES
Public Building Commission
Tuesday, August 28, 2018
Community Room, Scituate Public Library
7:00 pm

Committee Members Present:; Carl Campagna; Stephen Shea; Stephanie Holland; Jessi Finnie, Library Director; John Miller, User Member; Linda Hayes, User Member; John Murphy, Fire Chief; Mark Thompson, Deputy Police Chief

Committee Members Absent: Ed DiSalvio, Chairperson; Larry Guilmette

Also in Attendance: Nancy Holt, Finance Director; Kevin Kelly, Facilities; Joel Bargmann BH+A; Jon Lemieux, OPM Vertex; Don Walter, Architect, Dore & Whittier; Steve Kirby, Vertex; Noel Murphy, Oudens Ello Architecture; Maura Curran; Shawn Harris; Anthony Antonello

Not in Attendance: Jim Boudreau, Town Administrator; Elizabeth Holthaus, User Member; Police Chief Michael Stewart; Joe Sullivan, Daedalus OPM

The meeting was called to order at 7:02 pm by Carl Campagna.

Acceptance of Minutes

Carl Campagna made a request for a motion to approve the meeting minutes from July 31, 2018 motion to approve made by Stephen Shea, seconded by John Miller; Unanimous Vote (5-0)

NEW BUSINESS

Senior Center Project Update: Steve Kirby and Joel Bargmann

Steven Kirby said that BH+A had completed the walk-through for the old Gates building. The draft report from the Building Enclosure Associates building envelope investigation came in today. Joel and Rachel went through the space and programming needs of the Scituate Departments that will move to the old Gates building over the last several weeks. Conceptual plans were reviewed today with the Town Administrator who is still on vacation. Joel said that he is looking to get a little more direction before they start the other reviews (e.g. mechanical, etc.).

Joel went through a presentation with some examples of conceptual plans for the new Senior Center. He said that they measured the building and made a 3D picture. He would still like to roll out in September and have a decision by October as to which option makes the most sense, so they can be ready to go at Town Meeting in November.

There are a few issues with the existing Gates Building as discussed in earlier meetings and renovating the building will be expensive:

- There are six different floor levels between A Wing and B Wing and the connector.
- Floor to floor and room to room ceiling heights are different.
- Outside topography: Different elevations/grades around the building
- Windows are over 20 years old and need to be replaced
- New roof is needed
- Some caulking issues with bricks on the exterior of the building
- Wide corridors (waste of space), current floor and ceilings materials need to be replaced
- Classroom fixtures need to be upgraded
- Heating system needs to be upgraded and the heating plant/boiler room is currently in building B, for both B wing and A wing. (if you demolish B Wing need to find a place for the new system)
- Hazardous materials exist in building
- Not a lot of value added in renovating the A wing classrooms
- Doors are not handicap accessible due to width
- Restrooms are not handicap compliant due to dimensions
- Fire exit stairs are not compliant
- Locker room would take a lot of work to get rid of existing lockers and showers (pedestals in cement)
- Walls are solid block
- Total area is 107,000 sf, if we reuse the A Wing and the new senior center is 15,000 sf (no C or B Wing). We would pay to renovate, but would have a lot of unused space
- Want to replicate the entrance of B Wing, but parking should be 75 feet to 100 feet from entrance, so would have to also create a side entrance as well.

3 Options were presented

- Option 1: Reconstruct, Tear down B and C Wing, 66,000 sf of space
- Option 2: Stand-alone Senior Center
- Option 3: Put the Senior Center in existing A Wing building (because we have extra sf)

Carl Campagna asked about renovating an existing building and if the price was approximately \$300 a sf to renovate, Joel and Steve confirmed the price, Carl asked if it would make more sense to take down the C wing and build a new building on the current foundation. Joel said that would be about \$350 a sf for construction costs, Steve Kirby thought it was about \$400 a sf with site work.

Joel said he would be worried to use the existing foundation of the C Wing especially since the senior center was going to be two floors.

Stephen asked about the structural integrity of the building [Gates], Joel said it was pretty sound structurally.

Stephanie said why not gut the building and use it, Joel said they would still have the grading issue.

Is there future use for the unused areas of Gates, Steve Kirby asked. It was discussed that the Town would eventually find use for the open space.

Stephen Shea asked if the existing ramps were all ADA compliant, Joel said no but could probably get an exception for the one or two that were too long.

John Miller asked if we built a stand-alone building, if you could still phase the process. Joel and Steve said yes.

Carl asked what Joel needed from the Commission in order to maintain the schedule, Joel said he was not sure if the town knew how big the renovation of the A Wing would be. He was looking for guidance because of the cost to renovate the A Wing which was not in the original scope (\$13.2 M).

Carl Campagna asked for a cost for each of the 3 options. Steve Kirby said we are going to be above the budget due to the renovation of the A Wing.

Maura Curran, Board of Selectmen, asked why we could not structurally demolish B Wing, C Wing and A Wing classrooms and just keep the A wing gym. Joel thinks that would be a good idea. (Option 1)

Dr. Gordan Price, 48 Mann Lot Road, said that he thought the third option was unworkable. The distance to walk is too far. It was originally agreed that it would be a stand-alone senior center. Some of the options are too expensive. He thinks option 1 is the best solution.

A fourth option was discussed: Tear down the 3 wings and do not connect to the existing gym [no renovation costs].

Carl said we could have another meeting in two weeks to discuss this option further. **Tuesday, September 11th in the Selectmen's Conference Room.**

Public Safety Complex Project Update: Jon Lemieux

Jon said that he would will let Lianne know if there is an update on the Metal Outbuilding for this meeting as well.

Updated Outstanding Items:

Final Certificate of Occupancy should be issued by the next time we meet

Items that will be completed after Labor Day:

- Plumber check valves
- Pumper truck fill
- Stairs (October)
- Fore bays, The DPW will drop some stone on the side to solve the problem. Since the Derenzo Company is currently at the Middle School they will try to get them back to look

at it . Also, there was a discrepancy in the drawing with the type of material that was supposed to be used (steel or galvalume). They were supposed to use galvalume, but they used painted steel instead. **The gutters need to be taken down to be fixed properly. A letter needs to be written to inform the contractor.**

Mark asked if there was a concern for leaking when they take the gutters down, Jon and Don said no, they are more concerned that they will damage the gutters.

We need a meeting with GGD for pricing for:

- Item 9: Electric Meter
- Item 48: Clicking noise
- Item 35: GGD said do a split system. Would like to add a component in the duct system instead. The room is not bad if there is less than 40 people in the room.

On-going items:

- Item 25: AHU tripping: Kevin Kelly said he found an engineer who has experience with this situation (service interruptions) who will look at it.
- Commissioning log: WSP needs to look at it
- Leaking hand hole: When site work for Metal building is done will have that person fix it.

Budget:

- Uncommitted dollars \$466,387
- Supplemental cooling still needs to be done for EOC

Metal Building Update: Jon said this has been a long process because we have run into issues with trying to save money by using CTA, miscalculated prevailing wages for MA, Carpenter union issues and the increasing price of steel.

Contacted a new company called Cape Building Systems, and the base price was \$144,000 and when they asked for a credit for the pouring of the foundation they only credited the labor which was \$16,000 (does not include the price of concrete). Also, charged a \$5,000 administration fee and other fees. The current price is \$225,000.

We want to use CTA because we do not want to draw up new plans and specs, but we are paying a premium to use them. **We should consider not using CTA and pricing out specs and plans.** We are also going to try to get a cheaper price from CTA, should be a \$35,000 credit instead of \$16,000. Jon said we are going to try to get the number under \$200,000. They are giving a full overhead markup even though they are not going to be on sight. **Jon is going to call CTA to see if they can take out the overhead price as well.**

Shawn Harris, said the building inspector might want the walls to be thicker than the current proposed width.

Carl asked if a concrete block foundation would work, Jon said maybe.
Carl asked if it included insulation and Jon said yes.

Shawn Harris, Board of Selectmen asked why CTA has to get involved. Jon said because of the value of the building, it is over a certain limit so you need specs and drawings and CTA could do it as a change order under the existing job.

Jon said the National Grid rebate came in

Nancy asked about the rebate for Columbia Gas, and when it coming. Don said he was not aware that they gave one, but Nancy said we received one for the other buildings. Don said he would look into it.

Library Update: Noel Murphy and Jessi Finnie

Noel said they got the release of \$25,000 for the ADA Ramp approved at the Board of Selectmen Meeting. Noel presented a drawing (the one that was presented to the Board of Selectmen).

One comment he received from the Board was about how we plan on activating the lower level door and a suggestion to add signage. The recommendations were to apply a magnetic lock to the door so there is no difficulty accessing the lower door or add a call box for ADA access only.

Noel asked if a motion to approve a “not to exceed” \$25,000 for the change order for the ADA ramp access for the construction of the sidewalk, which would not include fixing the door to make it ADA accessible, was needed by the Commission.

Jessi added that she thought that the infrastructure was put into the doors already, but Noel said it would need to be modified.

Jessi said there is a little money still floating around in the money that was “given back” to the Town, but we would have to go back to the Board of Selectmen if we go over \$25,000. Noel recommended getting an exact cost since we are meeting in two weeks before voting on the “Not to Exceed” Motion.

Noel will tell Joe that we need to have the exact cost.

Tree replacement will be done in the next 3 weeks (unless it stays really hot).

Stephanie asked about the parking lot lights, Kevin said they received the wrong parts (dimmers). And it is not an easy shelf item to get. Should have an answer this week.

Stephanie asked if we have we let anyone know we are still working on it. Kevin said he would let them know.

Jessi said there is an ongoing issue with the baffles on the inside lighting, she said that the manufacturer of the baffles come in because we have had a number of them fall down. They spoke to Jessi and Kevin and they feel it is an installer issue, but they said they would potentially help us resolve the issue.

HVAC update:

- HVAC steel door hatch needs to be added for future access
- Boxing around the compressor needs to be installed so you cannot hear it turn on

Shawn Harris thought the compressor sounded atypical and hoped it would not shorten the life of the unit. He also wondered if the neighbors could hear it.

Stephen Shea said he thought it cycled on very often. Jessi said that she was told this was normal for this unit.

There being no other business, Carl Campagna made a motion to adjourn the meeting at 9:11 PM, seconded by Stephanie Holland; Unanimous Vote (6-0)

Next Meeting: September 11 at 7:00 PM in the Selectmen's Conference Room, Town Hall.

Respectfully Submitted,
Lianne Cataldo (Recording Secretary)

Follow-up:

- **Fore bay: They used painted steel not galvalume. The gutters need to be taken down. A letter needs to be written to inform the contractor**
- **Research cost for specs and plans for Outbuilding**
- **Jon is going to call CTA to see if they can take out the overhead price.**
- **Columbia Gas, Nancy asked with this rebate was coming. Don will check.**
- **Exact cost for the change order for the ADA ramp access for the construction of the sidewalk**
- **Library parking lot lights dimmers, Kevin to let neighbors know that the issue is still being worked on**
- **GGD Meeting for pricing:**
 - **Item 9: Electric Meter**
 - **Item 48: Clicking noise**
 - **Item 35: GGD Would like to add a component in the duct**
- **Commissioning log: WSP needs to look at it**

On-going Items:

- Ed asked for the updated schedule for the Senior Center as soon as it was received.
- Lighting for Library Entrance: Joe said maybe they could downsize the LEDs of the sign. Jessi said she would ask Kevin Kelly
- Conservation has to approve the trail behind the fence at PSB. Jon contacted Amy Walkey and asked her to come by PSB when she could
- Outbuilding needs approval from Conservation
- Item 25: AHU tripping: Kevin Kelly said he found an experienced engineer

- Leaking hand hole: When site work for Metal building is done will have that person fix it.

(Continued)

Referenced Materials

- PBC Agenda
- Vertex Agenda
- Meeting Minutes
 - July 31, 2018
- Public Safety Building Outstanding Issues/Items Spreadsheet
- Release of Contingency Money for Board of Selectmen Document
- Accessible Route Improvement site plan
- Vertex itemized expenses and budget
- BH&A Site Analysis