



MEETING MINUTES
Public Building Commission
Tuesday, September 25, 2018
EOC, Public Safety Building
7:00 pm

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

Committee Members Absent: Ed DiSalvio, Chairperson

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

Not In Attendance: Deputy Mark Thompson; Chief John Murphy; Joe Sullivan, Daedalus

Meeting called to order at 7:03pm by Carl Campagna

Acceptance of Minutes:

A request for a motion to approve the minutes from 8/28/18 was made by Larry Guilmette, seconded by Stephen Holland; Unanimous Vote (10-0)

A request for a motion to approve the minutes from 9/11/18 was made by Larry Guilmette, seconded by John Miller; Unanimous Vote (6-0)

NEW BUSINESS

Senior Center Project:

Joel Bargmann presented two options and requested that the Commission provide direction on which option he should proceed with:

- Option 1: Have the entrance of the new Senior Center building at the north facing side of the new building while keeping the existing circular driveway and its associated mature landscaping (trees).
- Option 2: Have the entrance of the new senior center be located on the west side of the building and the circular drive removed. Joel noted that the circular drive could remain or be removed in either option.

- Both Options: Major Spaces would be similar in area.

The Commission discussed the options, while also asking questions.

Larry asked if both options meet the requirements of the necessary quantity of parking spaces. Joel said yes, both options do.

North Entrance Option: Larry had concerns of the long walk from Parking to the Entrance especially during snow/ice conditions.

There were concerns about vehicles parking in the circular drive.

Discussions included that there would be a benefit to having the two new proposed parking lots connect in the back with a driveway.

Carl Campagna made motion to proceed with option #2 (west facing entrance) and moving the building location forward approximately 15'-0" to allow for the driveway connection between the two proposed new parking lot areas, removing the circular drive while keeping the mature landscaping and request to try to have north side of building mimic a building facade due to its high visibility to First Parish Road and Town Center. Seconded by Stephanie Holland; Unanimous Vote (6-0). Maura Curran and Jim Boudreau were also in favor of this option.

Further development of the design will take place using this direction and will be presented at the next meeting held on October 23, 2018.

Library Project Update:

- **Jessi needs DCAM report from Joe Sullivan. Noel said he would remind him.**
- Intercom at lower entrance has some components already present, but phone and IT work is needed. **Jessi is working on a quote from BCM for camera.**
- **Noel proposed an option for enclosing the hole in mechanical room and will further explore options keeping in mind the request to maintain accessibility to equipment.** Concrete work will be needed to take place regardless of how we proceed.

Concrete in-fill will be placed between the existing floor and new steel frame.

Carl asked if grating could be divided to make 2 halves, hinged on each side to make them easier to lift.

- Trees: Six are dead; landscaper feels they own replacement for three of them. They will replace the additional three for a change order amount of \$1,500. We are currently holding a \$2,400 retainage from them. After a brief discussion of options a motion was made:

Carl Campagna made a motion to procure 6 trees per the specifications on the drawings and made a request for DPW to plant them, seconded by Stephanie Holland; Unanimous Vote (5-0).

Noel to confirm this with Joe/landscaper. Jim to confirm DPW can execute this work.

Nancy Holt informed PBC that there in an invoice from WSP for commissioning services for \$7,500 that still has not been paid by Daedalus although she informed Joe in January. Additional

information needed to confirm Daedalus was supposed to handle this.

Kevin Kelly informed the Commission that the dimmers were installed (one at 50% reduction and one at 30% reduction) and would go into dimmed mode at 9 PM if anyone wanted to look at the differences.

Walkway update is needed from Joe Sullivan.

Public Safety Complex Project Update: Jon Lemieux

- **EOC added cooling: Kevin will follow-up with GGD about options (wall units not preferred for a number of reasons);** hoping something can be done within the duct work to mitigate this.
- **While GGD is onsite to look at cooling issue, Kevin will have them look into options for restroom exhaust betterment.**
- Stair tread work and check valve work scheduled to take place in October.
- **Gutter replacement still needs to be worked out.**
- Metal Storage Building: CTA willing to lower the percentage to 6% instead of the original high percentage, if we agree to the seven outlined items on PCO#: 119-R1.

Carl Campagna made a motion to proceed with the procurement and construction of a metal storage building and related utilities per drawings and specifications for a “Not to Exceed” value of \$275,000, which includes the approval of PCO#119-R1 in the amount of \$203,650. Seconded by Larry Guilmette; Unanimous Vote (6-0).

- **Caulking discoloration issue: Vertex will speak with Chapman (subcontractor) to look at it.**
- **Doors rusting. Vertex will look into this.**
- **Request for an additional wardrobe and a bench in the men’s locker room on second floor. Pricing will be obtained to procure same as existing and presented at next meeting on 10/23/18.**

There being no other business, a motion to adjourn the meeting at 8:14 PM was made by Stephanie Holland and seconded by Carl Campagna, Unanimous Vote (9-0)

Next Scheduled Meeting: October 23 at 7:00 PM in the Selectmen’s Conference Room.

Respectfully Submitted,
Stephanie Holland
Lianne Cataldo (Recording Secretary)

Follow-up:

- Walkway update is needed from Joe Sullivan.
- Jessi is working on a quote from BCM for camera.
- Noel proposed an option for enclosing the hole in mechanical room and will further explore options keeping in mind the request to maintain accessibility to equipment
- Six trees at the Library are dead; landscaper feels they own replacement for three of them. They will replace the additional three for an amount of \$1,500. Noel to confirm with Joe/landscaper. Jim to confirm DPW can execute this work.

- Nancy Holt informed PBC that there is an invoice from WSP for commissioning services for \$7,500 that still has not been paid by Daedalus
- Cooling in EOC, Kevin will follow-up with GGD about
- While GGD is onsite to look at this, Kevin will have them look into options for restroom exhaust betterment.
- Gutter replacement still needs to be worked out.
- Caulking discoloration issue: Vertex will speak with Chapman (subcontractor) to look at it.
- Doors rusting. Vertex will look into this.
- Request for an additional wardrobe and a bench in the men's' locker room on second floor. Pricing will be obtained to procure same as existing and presented at next meeting on 10/23/18.