



MEETING MINUTES
Public Building Commission
Tuesday, February 26, 2019
Selectmen's Conference Room, Town Hall
7:00 pm

Committee Members Present: Stephen Shea, Chairperson; Carl Campagna; Larry Guilmette; Stephanie Holland; Ed DiSalvio; John Miller, User Member; Linda Hayes, User Member; Jessi Finnie; User Member; Elizabeth Holthaus, User Member; Deputy Mark Thompson, User Member; Deputy Fire Chief Al Elliott, User Member

Committee Members Absent: None

Also in Attendance: Nancy Holt, Finance Director; Rachel Young, BH+A; Jon Lemieux, Vertex; Kevin Kelly, Facilities, Shawn Harris, BOS; Jim Boudreau, Town Administrator; Noel Murphy, Oudens Ello Architecture

Not In Attendance: Joel Bargmann, BH+A; Chief Michael Stewart; Joe Sullivan, Daedalus; Steve Kirby, Vertex

The meeting was called to order at 7:01 PM by Stephen Shea.

Acceptance of Minutes:

A request for a motion to approve the minutes as written from the January 29th meeting was made by Stephen Shea, seconded by Larry Guilmette; Unanimous Vote (5-0)

Library Project: Jessi Finnie and Noel Murphy

Noel said he had a quote for the electrical security portion of the ADA Walkway Project for the entrance on the lower level; the project includes the addition of crosswalks, a walkway and a call box to remotely communicate and open the lower level door. The \$12,875 BCM quote included electrical and hardware components and was higher than anticipated because the doors are far away from the server room so extra cable will be necessary. Noel said that \$25,000 had been approved by the Board of Selectmen and that it will cost \$17,000 for the site work. The \$12,875 cost means we will have to go back to Board of Selectmen for funding. Noel added that because money was given back to the Board of Selectmen, we are still within our original construction budget.

Stephen asked if Noel had a full project cost, Noel said he received one last fall, but we need to get an updated price.

Stephen asked if the crosswalk issue was resolved with the Town, Noel said the DPW will stripe the crosswalk and that it made sense to have the contractor do all the work and then split the cost between budgets depending on who has responsibility for which area.

There was a brief discussion about the DPW and the library having part ownership of the project, and if the DPW will be responsible for the work or just the payment of the curbs, the landing in the middle of the road and the walkway. **Jessi said she will reach out to Kevin Cafferty, DPW.**

Carl asked if this was the only quote we received and Noel and Jessi said yes, that this company already knew the equipment in the building. Jessi said there was a lesser option that did not include video, but felt video was necessary.

Stephen asked if the MAAB [Massachusetts Architectural Access Board] had to be updated, Noel said as soon the work is completed he will notify them.

Noel said they will have the full project cost this week and then they will go to the Board of Selectmen to ask for the funds.

Ed asked if it made sense to carry a construction contingency, Noel said it makes sense and they will add a small contingency.

It was discussed that the DPW would replace the dead trees.

Noel said that there is still a hole in the floor where the HVAC mechanical work was done and Kevin Kelly said to just add a concrete floor, which was the original plan. We have \$5,100 left in the budget to fill in with concrete.

Carl asked about prep work, Noel said that the contractor will take care of the backfill.

Kevin Kelly said that he had been working on the parking lot lights with Hubbell to see if they could program the main control box differently, but they could not. Currently, the parking lot lights are on the islands and on the parking lot perimeter, the island lights stay on all night. Kevin changed the system so the perimeter lights go off at 9:30 PM, the island lights go off at 10:00 PM and the sign light and the building lights stay on all night. The neighbors like the change, now the police and fire department have to approve the new lighting configuration in relation to security. Jessi added that there was still visibility on the security cameras with the new lighting structure.

Jessi said that the hot water heater failed two weeks ago, it looked like it exploded. The custodian caught it right away. The plumber, installer and insurance rep said they had never seen anything like it. There is a full warranty and they are looking into why it failed. It was approximately \$1,000 to have the new one installed, which will be reimbursed. Jessi said they

reinstalled the same one (HTP) the same way so she was a little concerned. Shawn asked if it was re-inspected, Jessi said no. **Shawn asked that it gets inspected by the town plumber inspector so we have a paper trail.**

Jessi said that Kevin Cafferty asked if we could use some of the money from the Board of Selectmen to put in a berm around the parking lot to stop the water that is flowing into the parking lot and freezing. Jessi said Noel could look at the issue on Friday when he is on site. The problem is on the side of the building, a valley developed and it is causing water to flow into the parking lot. Noel said the grading was supposed to stop the water from flowing into the parking lot and thought that a berm would trap the water and make the situation worse. **Noel will take pictures and send them to Nitsch. Kevin Kelly said the DPW was looking into putting a gully in the area.**

Senior Center Project: Rachel Young and Jon Lemieux

Linda Hayes said that the Board of Selectmen brought up their reservations about the project in regards to the cost and therefore wanted to delay the project. Joel looked at options to reduce the cost. They decided to resituate the building on the site. The Council on Aging and the Board of Selectmen voted and it was a majority in favor for the new proposal. Jon Lemieux added that the goal is to rescind the former approval and to move ahead with the new option.

Changes:

- Flipped the building
- Not going to demolish the main part of Gates (B Wing)
- The C wing will be demolished
- 70 space parking lot
- Another parking lot for recreation
 - Potential for 10 overflow parking spots
 - Potential to have a road to connect both parking lots
- Reconfigure the walking path around the track
- SCTV would be designed but not built in this phase
- The server from the Gates school will be moved to Senior Center
- Electrical and Mechanical rooms will stay in basement of Gates
- Additional sprinkler work will need to be done in Gates

Ed asked what would be done with the rest of Gates, Rachel said nothing.

Ed asked if a Building code analysis was done, Rachel said yes early on in the project and that a third of the area or third of the value would have to be reached and that we would not meet that trigger.

Changes (Cont.):

- Would still replace roof
- Would not touch glass blocks
- Will not repoint

- Could update and add bathrooms in Gates, currently undersized according to code
- Abate the small amount of asbestos
- No mechanical upgrades in rooms not being used

Larry thought that no one defined the project properly, it was all considered part of the Senior Center project and it became very expensive, the project encompassed more, he felt it had to be unbundled.

Advantages:

- Creates a campus space
- Large porch
- Great courtyard space
- Better entrance
- Open staircase
- Stand-alone seating area

Stephen asked about the loading dock and trash area, Rachel said that it would have a striped loading dock area for the kitchen and that the trash location has not been determined yet

Rachel added that the \$11.9 M new design, has not been run through Daedalus yet.

Ed asked how close we were to the threshold for the upgrade requirement, Rachel said the estimated value of Gates was \$4.1M - \$4.4M and the trigger is 30% of the assessed property value and that we may be close if we make additional upgrades because construction cost is accumulative. Ed thought the roof replacement might trigger an analysis.

Jon asked about Life Safety, Rachel said they meet the current requirement but would be reassessed with the proposed changes and rework.

Ed asked for a code review report Rachel said they had done one for the existing Gates building.

Larry said there is an emotional value in saving the B Wing at Gates and it is more than just saving money and this new plan solves both. Larry also added that the longer the Gates building sits, the more expensive it will be to demolish.

Stephen said we are adding another building for the Town to maintain, operate, and insure.

Stephanie wanted to make sure that we are not making compromises just to get the senior center built.

Emilie Green, 337 First Parish felt that the proposed driveway would be very dangerous to pull out of.

Stephen said it might be worth looking into moving the driveway or have a engineered traffic study completed.

Susannah Green, 337 First Parish, said that there is a huge elevation difference, and the second floor will look right into her house, she will lose a lot of privacy. Also, the plow pushes the snow from the parking lot against the fence which is now bent. She also felt that walking paths throughout the site were not considered.

Rachel said the courtyard would be very small and dark if they moved the Senior Center farther away from the abutters.

Ed asked if you could move the parking lot where the green space is and move the green space where the parking lot is. Rachel said the Town wanted to save the original green space.

Stephen asked if they would add in walking paths, Rachel said yes.

Stephanie asked how large the senior center was and Rachel said it was 15,000 sq. ft.

There was a brief discussion regarding the new proposal for the Senior Center.

Gordon Price, 48 Mann Lot Road, said that a lot of time has been put into this project, the Board of Selectmen wants the Senior Center at the Gates location, the original plan which included the demolition of the B Wing was at least \$19M which was very expensive, and it was not popular. Maybe we can do something with the Gates building within the next year. If the Field Renovation proposal passes maybe, we can take some of the field at Gates. There is not another location on the Gates site where the building can go and he feels this was the best plan.

Richard Perry, 345 First Parish Road, asked if they considered putting the Town Hall in the Gates Building, Larry said a full study and cost estimate was done, it was approximately \$27M, 6 years ago. Richard also thought that the entrance in and out of the property was extremely dangerous.

Carl suggested that the Traffic Committee looked at the plan regarding the location of the entrance.

Rachel said we could look further at site selections, changes in elevation and where the entrance would go.

Stephen Shea made a motion to rescind the original vote which approved the first proposal (Proposal A) of the Senior Center, seconded by Carl Campagna; Unanimous Vote (7-0)

Stephen Shea made a motion to approve the new stand-alone Senior Center proposal (Proposal B) on the Gates property, seconded by Larry Guilmette, Majority Vote (6 in favor, 1 abstention)

The Commission asked Rachel to update the cost and rotate the building a little and move the entrance for the abutters.

Linda wanted to ensure that the Senior Center will have a commercial kitchen and Rachel said it would.

It was discussed that the vote for the Senior Center was moved to the May 13th Special Town Meeting.

Rachel said that they will be able to follow the original schedule

The Commission wanted to have a meeting in a few weeks. Rachel was to get back to the Commission as to when the updated plan would be ready.

Gordon Price, 48 Mann Lot Road, said they were not just looking at reducing costs but they were also cognizant of the other concerns in the Town like the water issue and the sea walls for example, they wanted to be sensitive and free up money for other costs the Town may have.

Public Safety Complex Project: Jon Lemieux

- Gutter Brackets: Lot of discussion, with CTA, Greenwood and Dore & Whittier. Greenwood said they cannot build what Dore and Whittier wanted because it did not exist in the marketplace; Dore and Whittier provided a vendor, but they would not warranty the type of finish that was desired. CTA was told that the gutters that were installed were not approved and that the Town should not bear any costs. Jon also mentioned that the gutter guards were never put on. **Jon asked for a proposal to fix the current issue.**
- Stair Treads: the seam cannot be welded; it will be caulked instead.
- Smudges on the siding: has been fixed with solvent, except for high spots which will be done at a later date.

Metal Building update: foundation and sides up. The wind slowed them down a little. Jon said he had a \$12,850 req. for approval and to date only the PCO for stone had been approved.

HVAC: Kevin is working with Frank who has been very responsive. Still needs a lot of tweaking. They have been going back and forth with the engineer who said it was built to design (it was designed at 71 degrees GGD said). The Firefighter staff is not happy because the temperature is too high. It is a challenge Kevin said; it is design versus function. Kevin has to go in early and leave late to adjust the heat. Also, the EOC is too hot in warm weather and too cool in cold weather. Kevin said that they should bring WSP back to the table to reevaluate, have them look at balancing reports, the VAV [Variable Air Volume] and basically assess the current system. Jon thinks that having WSP come in makes sense.

Stephen asked Jon to get a scope from WSP of what would be needed to fix the problem.

Carl asked about the clicking, Mark said there is still clicking. Kevin said WSP could look at that issue as well.

Sign Update: Deputy Fire Chief Al Elliott said that there was a small issue; it is wider than anticipated but they can work around it with Bob Vogel; the weather is slowing down the

process.

Locker Update: Deputy Fire Chief Al Elliott said that WB Mason gave an estimate of approximately \$3,242.00 for 4 lockers with the same cabinetry that currently exists within the building.

Stephen asked if they were assigned lockers and if they were ventilated, Al said yes but they were not ventilated.

Stephanie asked about the resolution of the bathrooms not exhausting properly, Kevin said it was not resolved yet. **It was decided that this issue will also be given to WSP to explore options to solve the problem.**

Jon said that there was \$144,000 left in the budget; and that approximately \$10,000 would go to WSP and that the remainder would be used to fix the temperature issues.

Stephen Shea made a motion to approve the 4 lockers for the Public Safety Complex in the amount of \$3,241,88 seconded by Ed DiSalvio; Unanimous Vote (7-0)

Stephen Shea make a motion approve PCO 25 in the amount of \$12,850.00 for the Metal Building for the Public Safety Complex, seconded by Larry Guilmette; Unanimous Vote (7-0)

Stephen Shea made a motion to approve the contract amendment to pay Daedalus for the WSP Commissioning in the amount of \$509.14, seconded by Ed DiSalvio; Unanimous Vote (7-0)

There being no other business to discuss, a motion to adjourn the meeting at 9:04 was made by Stephen Shea, seconded by Larry Guilmette; Unanimous Vote (5-0)

Next Scheduled Meeting: March 26th at 7:00 PM in the Selectmen's Conference Room.

Respectfully Submitted,
Lianne Cataldo (Recording Secretary)

Referenced Materials

- Agenda
- Meeting Minutes January 29, 2019
- New Senior Center Design plan
- Metal Building PCO 25
- WSP Commissioning invoice to Daedalus
- Locker invoice for the PSC

Follow-up:

- Jessi will reach out to Kevin Cafferty about the DPW having part ownership of the ADA Walkway project.

- Shawn asked to have the new water boiler inspected so we have a paper trail.
- Noel will take pictures of the valley that developed on the side of the library causing the parking lot to take on water and freeze and send them to Nitsch
 - DPW was also looking into putting a gully in the area
- Rachel said we could look further at rotating the building, changes in elevation, adding walking paths and moving the entrance
 - Carl suggested that the Traffic Committee looked at the plan regarding the location of the entrance
- Ed asked Rachel for a Code Review report for the Senior Center Project
- Stair treads: need to be caulked
- Jon getting a proposal from CTA to fix the gutter brackets and add the gutter guards
- Jon to get proposal from WSP to fix remaining issues in PSC: temperature, exhaust in bathrooms and clicking sound

On-Going:

- Suggestion to use stainless steel for the gutter brackets -- Steve Kirby said they could look into it.
- Kevin Kelly to give detailed update on booster pump alarm
- Meetings for the Senior Center
 - Department Head Meetings
 - Public Information Sessions
 - HVAC contractor including Kevin Kelly
- Linda to work with Senator O'Connor regarding the Commonwealth Bond Bill