



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

Committee Members Present: Stephen Shea, Chairperson; Carl Campagna; Stephanie Holland; Ed DiSalvio; John Miller, User Member; Linda Hayes, User Member;

Committee Members Absent: Larry Guilmette

Also in Attendance: Nancy Holt, Finance Director; Joel Bargmann, BH+A; Rachel Young, BH+A; Steve Kirby, Vertex; Anthony Antoniello, Advisory Committee

Not In Attendance: Jim Boudreau, Town Administrator; Chief Michael Stewart; Deputy Mark Thompson, User Member; Fire Chief John Murphy, User Member; Deputy Fire Chief Al Elliott, User Member; Joe Sullivan, Daedalus; Jon Lemieux, Vertex; Kevin Kelly, Facilities, Shawn Harris, BOS; Noel Murphy, Oudens Ello Architecture

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 from the February 26th meeting as written was made by Stephen Shea, seconded by Stephanie Holland; Unanimous Vote (5-0)

Senior Center Project: Rachel Young and Joel Bargmann, BH+A

- Traffic Study was completed
 - Recommended making an exit on Cudworth
- Two information sessions for the public were held 50 and 34 attendees, respectively
 - Third public information session will be this Saturday at 10:30 in the Harbor, attendance is expected to be high
- Met with Kevin Kelly
- Refined the design
- Did another survey
- Set up department head meetings with police, fire, traffic, building, DPW

Changes with design:

First Floor

“Right sized” the multi-purpose room brought in by a couple of feet so it is now 2,500 sq. ft. when opened up, is now a 15,640 square foot building

- 1,500 sq. ft. room and 1,000 sq. ft. room
- Fixed elevation

Second floor

- Arts and craft room slightly larger
- Activity room slightly smaller

Linda was concerned that there was storage in the fitness room which was taking away space for equipment and mirrors.

Rachel said that the site plan is being reviewed by the landscape architect and then it will go to the civil engineer

Upcoming Department Head Meetings will discuss:

- Where snow will be piled up
- Emergency generator
- Access ways
- Fire protection

Linda asked about how close the additional road [recommended in the Traffic Analysis] would be to the soccer fields, she was worried about traffic during games, Joel said the road should be a one way.

Jen Smith, 339 First Parish Road, said that she was concerned about the entrance on First Parish Road in regards to traffic. Rachel said that the original entrance was too tight for emergency vehicles so it had to be moved to the east about 8 feet. Joel said that the exit had better visibility now that it is farther to the left due to the crest of the hill in the road.

Jen also asked how close the building and parking lot would be to the abutters, Joel said that the new plan is about 90 – 100 feet away from the property and the old C wing was only 35 feet.

Rachel said that the assessed value (building and land) of Gates is \$17 million, she had said \$4 million in a previous meeting.

Gordon Price, 48 Mann Lot Road asked about the location of the historic well and if it was where the additional parking lot would be, Rachel said it was near that area and that they will not hit the well. He also asked if we would lose any trees since we are moving the site to the left, **Rachel said she would look into it.**

Ed entered the meeting at 7:25 PM.

Stephanie asked about replacing the windows in the gym, Joel said they are out of the plan

Budget:

Construction Totals:

Option B2: \$ 11,647,688.76

Reduced Option B2: \$ 10,775,869.56 - HVAC work not needed, (repair roof - not replace \$300,000 savings)

Changed contingency from 10% to 8 %

Increases:

Added generator, relocate gas line, connector drive (recommended by Street Study)

Carl asked about replacing windows and repointing in the recreation center, Steve Kirby said that is no longer included in the project.

Stephen asked if the building was on a slab, Steve Kirby said yes

Stephen asked if steel was needed, Joel said the project is 95% wood.

Linda asked what the cost of the new connector drive was, Joel said \$30,000

Stephen asked for the full spreadsheet, Joel said he would email it to Stephen

Steve Kirby said they will not have lighting control because that was the direction they were given.

Steve Kirby said you may want to review some of the items that are being considered, like the light fixtures in the parking lots and ways to block headlights.

Stephen asked about access control, Steve Kirby said that there will be access control.

Stephen asked if we were using a VRF System, Steve Kirby said yes.

Budget Continued:

Soft Cost Total: \$2,502,864.00

Total Project Cost: \$12,212,583.66

Carl asked what is going to happen to the old senior center and asked that if it was sold could if the money could be used towards the new Senior Center, Nancy said she would look into the Deed.

*Ed asked about utility company rebates, Joel said we can put a place holder, it is not received until the project is complete and they are slow to commit to a number. He also said that there could be money from the State for using a **VRF System (Variable Refrigerant Flow)***

*Carl asked about solar panel rebates, Joel said **he it was not offered in Falmouth, but said that he would look into for this area.***

Nancy Holt said that the rebates were received on the other buildings after the buildings were opened, but that they had to be applied to debt service, she said that we received about \$200,000.

Stephen asked about grants, Linda said they were not available for this project.

Stephen said that Chief Murphy should be asked about adding a bi-directional amplifier system.

Rachel said that by April 5 the drawings will be 90% completed

Emilie Green, 337 First Parish asked about the generator, she knew it had to be run once a week and she wanted to know how loud it would be. Steve Kirby said that they can add acoustical panels and they were considering putting up a screen. She also asked how long it would run, Steve Kirby said that it runs for a half an hour and the time it will run is still to be determined.

Susannah Green, 337 First Parish, asked if they did a traffic study, Stephen said yes. They thought that it had good visibility and it was better if the building was moved to the left. She said there was supposed to be another abutters meeting after the study was completed. **Steve Kirby said another meeting could be planned.**

Andrea Hunt, 66 Mann Lot Road, asked about the cost of the veterans room being \$225,000 Joel said it is because we had to add approximately 600 feet to accommodate that department. She also asked about trees and landscaping for privacy for the neighbors, Steve said that trees are included in the Site Work.

Gordon Price, 48 Mann Lot Road asked if the parking lot was being moved 8 feet as well, Rachel said possibility, it is in the hands of the landscape architect. Dr. Price and Joel agreed that the bigger the buffer zone the better.

Ed DiSalvio asked what the square foot was, Joel said about \$400 before soft costs.

The Commission decided not to vote on the budget until the department heads made their recommendations. They decided to meet on April 9th at 7:00 PM at the Scituate Public Library.

Carl asked if there was room for circulation in the dining room with all the table and chairs, Joel said yes.

Public Safety Complex Project Updates & Review

Re-commissioning Services Proposal from WSP: Carl asked if someone different was hired for the commissioning. Steve said that it was more of an investigation and recommendation of the current HVAC. Carl was concerned that we would be paying another \$10,000. Stephen added that it was designed to code and said that this was an attempt to figure out what was going on with the remaining outstanding items. Carl wondered if the engineers knew how the space was going to be used. Stephen said that he thought that they did and that it meets the minimum code for functionality. Steve Kirby said that WSP will need all the documentation. Nancy added that WSP did the original commissioning. Ed thought that 80 hours seems like a lot of time, Steve said that the proposal was written as a “not to exceed” 80 hours.

Vote to approve the proposal was tabled until April 9th. Invite the User Members from the Fire Department and the Police Department. Will be added as the first item on the agenda.

Gutters: Steve Kirby said that Greenwood offered to wrap the brackets at no additional cost and that they could do a sample next week.

Ed asked what the brackets were made of and Steve said steel.

Carl thinks that the wrapping will bleed through.

Stephanie said that they should have told us the product was unavailable from the start of the project because we would have spec'd something else.

Stephen asked about a replacement bracket and Steve Kirby said that they did not offer an option for a replacement bracket.

The Commission decided to ask for a mockup of the wrapping of the bracket before they make a decision. Carl asked for a photograph as well.

Steve Kirby said he thought it would be about \$20,000 - \$24,000 to replace all the brackets. Stephen wanted to look at the proposal to see what the original recommended fix was.

Metal Building update: CTA wants to be released from the contract and offered to give back \$10,000 to have the Town pour the slab, it seems like they want to close out the project. Steve Kirby also said that there is a problem with the conduits that American Electric put in and that they cannot be located.

Carl said that he had asked about the conduits in a prior meeting.

It was discussed that if CTA leaves that the slab, electric, water tank, gas, heating would still need to be completed.

Ed said that Town Counsel should look at the contract before we make a decision to release them.

Agenda Item for April 9th: Discuss CTA being released from contract

Library Update:

Stephen said that they are still waiting for a cost for the ADA walkway

Stephen asked when should we close out this project since we are past the warranty phase. He felt that it should be an operations problem at this point. He also said that there is no money left in the budget. **Stephen wanted to get Kevin Kelly's feedback, Stephen will put a list together of outstanding items and if they should be project or operational based and Nancy will forward the email to Kevin Kelly.**

Jim Boudreau entered the meeting at 8:35 PM

Nancy said the generator is still an open item.

There being no other business to discuss, a motion to adjourn the meeting at 8:37 PM was made by Stephanie Holland, seconded by Stephen Shea; Unanimous Vote (4-0)

Next Scheduled Meeting: April 30th at 7:00 PM in the Selectmen's Conference Room.

Respectfully Submitted,
Lianne Cataldo (Recording Secretary)

Referenced Materials

- Agenda
- Meeting Minutes February 26, 2019
- New Senior Center Design plan
- Senior Center Budget
- WSP Re-Commissioning Proposal
- Traffic Study Analysis

Follow-up:

- Linda was concerned that there was storage in the fitness room in the Senior Center which was taking away space for equipment and mirrors.
- Meetings for the Senior Center
 - Set up meeting with abutters
- Rachel said she would look into if we would lose any trees since the site is moving to the left
- Stephen asked for the full budget spreadsheet, Joel said he would email it to Stephen
- Steve Kirby said the Commission may want to review some of the items that are being considered, like the light fixtures in the parking lots and ways to block headlights.
 - Stephen said that Chief Murphy should be asked about adding a bi-directional amplifier system.
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- Ed asked about utility company rebates, Joel said we can put a place holder, it is not received until the project is complete and they are slow to commit to a number. He also said that there could be money from the State for using a **VRF System (Variable Refrigerant Flow)**
- Carl asked what is going to happen to the old senior center and asked that if it was sold could if the money could be used towards the new Senior Center, Nancy said she would look into the Deed.
 - Carl asked about solar panel rebates, Joel said he it was not offered in Falmouth but he would look into it here.
- The Commission decided to ask for a mockup of the wrapping of the bracket before they make a decision. Carl asked for a photograph as well.
- Steve Kirby said he thought it would be about \$20,000 - \$24,000 to replace all the brackets. Stephen wanted to look at the proposal to see what the original recommended fix was.
- Ed said that Town Counsel should look at the CTA contract for the Outbuilding before we make a decision to release them.
- Stephen will put a list together of outstanding items for the Library Project with recommendations for each item whether it should be project or operational based and Nancy will forward the email to Kevin Kelly.

On-Going:

- Ed asked Rachel for a Code Review report for the Senior Center Project
- Jon getting a proposal from CTA to fix the gutter brackets and add the gutter guards
- 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
- 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
- Linda to work with Senator O'Connor regarding the Commonwealth Bond Bill