

TOWN OF SCITUATE



600 Chief Justice Cushing Highway
Scituate, Massachusetts 02066
Phone: 781-545-8716
FAX: 781-545-8704

MEETING MINUTES
Public Building Commission
Tuesday, April 9, 2019
Children's Program Room
Scituate Public Library
7:00 pm

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

Committee Members Absent: None

Also in Attendance: Steve Kirby, Vertex

Not In Attendance: Linda Hayes, User Member; Jessi Finnie; User Member; Elizabeth Holthaus, User Member; Deputy Mark Thompson, User Member; Deputy Fire Chief Al Elliott, User Member; Chief Michael Stewart, User Member; Joel Bargmann, BH+A; Rachel Young, BH+A

The meeting was called to order at 7:04 PM by Stephen Shea.

Acceptance of Minutes:

Stephen Shea made a motion to approve the minutes as written from the March 26th meeting, seconded by Ed DiSalvio; Unanimous Vote (6-0)

Stephen announced that the Public Safety Complex items would not be discussed due to Town Meeting going into a second day and unavailability of user members.

Larry Guilmette asked about the numbers on the design estimate budget, he wondered why there was a \$100,000 reduction in costs for the recreation building, Steve Kirby said Daedalus carried numbers in their estimate that were not necessary and that they tweaked the contingency

Senior Center Project: Steve Kirby

- A meeting with the department heads was held on the March 29th with Police, Fire, Board of Health and the Planning Board
 - Received helpful feedback from the Chief
- About 90 people showed up for the 3rd public information session
- Meeting with Shelter Committee, wanted a shower in each of the 2 bathrooms
- Met with Board of Selectmen
 - Updated the budget, made adjustments to keep within the same budget
 - They supported the final budget
 - Replacing or repairing the roof, glass blocks and the generator was discussed.
 - The direction given by the Board of Selectmen was to replace or repair the roof as alternate number 1 in the bid documents

Stephanie Holland entered the meeting at 7:13

Budget:

Hard costs: design contingency, 12 month duration, bonds insurance, escalation

Adds: Generator with a screen/fence, fire hydrant, bi-directional amplifier, relocate gas line connector drive. May not need the bi-directional amplifier but will do the infrastructure work when constructing the building.

Construction Contingency dropped from 8% to 5% to keep within \$12.2 M budget.

Stephen asked about asbestos in the roof, Steve Kirby said that a building envelope review and a hazard waste survey was done and they did not find any.

Ed asked if the roof would be stripped down or repaired, Steve said they have an infrared camera which can be used to see what areas need to be repaired. Steve said that he is aware that the southeast corner has a problem. He said that there may be wet insulation in certain areas. Also, we need to check to see if the insulation meets the energy code, may have to add a layer.

Soft Costs: Utility Back charges and soft cost contingency of 5%

Total cost: \$12,232,156.70 The Board of Selectmen agreed with the number

Steve Kirby said that tomorrow night [April 10, 2019] is the joint meeting with Advisory and Capital Planning and that Joel Bargmann will do his standard presentation.

Joel is working on the revised site plan, moving driveway up the hill a little so the entrance is away from the existing telephone pole. Also, considering making the exit a right turn only. Stephanie said the current entrance and exit is a one way. Steve said that they also may have to put up caution signs on First Parish. The connector road will help alleviate people from exiting onto First Parish.

Carl asked what year the 1.5% escalation was based on, Steve said 2019.

Steve said they will have meetings coming up with the abutters (second meeting), Design Review Board and Planning Board (preliminary meeting).

Steve said that the estimate of the current operating cost of the Gates Building is \$51,800 (electric and gas)

Larry said that the Town has a surplus of power currently, due to the windmill and solar panels.

Dr. Gordon Price, Mann Lot Road asked about the operation cost of Gates and thought that the operation cost of the new Senior Center would be important to have.

Stephen Shea made a motion to move forward with the proposed budget for the new Senior Center construction including Veteran Affairs and the rehabilitation of the Recreation Center for the new community campus project in the amount of \$12,232,156.70, seconded by Stephanie Holland; Unanimous Vote (6-0)

There being no other business to discuss, a motion to adjourn the meeting at 7:40 PM was made by Stephen Shea, seconded by Stephanie Holland; Unanimous Vote (6-0)

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 March 26, 2019
- New Senior Center Design plan

On-going follow up Items

- 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

(CONTINUED)

- Jon to get proposal from WSP to fix remaining issues in PSC: temperature, exhaust in
- bathrooms and clicking sound
- 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