



MEETING MINUTES
Public Building Commission
Tuesday, April 30, 2019
Selectmen's Conference Room
Scituate Town Hall
7:00 pm

Committee Members Present: Stephen Shea, Chairperson; Carl Campagna; Larry Guilmette; Stephanie Holland

Committee Members Absent: Ed DiSalvio

Also in Attendance: John Miller, User Member; Linda Hayes; Jessi Finnie; User Member; Deputy Fire Chief Al Elliott, User Member; Steve Kirby, Vertex; Nancy Holt, Finance Director; Shawn Harris, BOS

Not In Attendance: Elizabeth Holthaus, User Member; Deputy Mark Thompson, User Member; Chief Michael Stewart, User Member; Chief John Murphy, User Member; Kevin Kelly

The meeting was called to order at 7:03 PM by Stephen Shea.

Acceptance of Minutes:

Stephen Shea made a motion to approve the minutes as written from the April 9th meeting, seconded by Larry Guilmette; Unanimous Vote (4-0)

Stephen Shea made a motion to revise the agenda order to discuss the library project first, seconded by Stephanie Holland; Unanimous Vote (4-0)

Library Update:

ADA Walkway: Still do not have a quote, Jessi added that we have been waiting for months. She has been told that contractors may have come on site, but Jessi has not seen them outside or inside the library. **Stephen Shea is going to reach out to Jim and Jessi said she would look at the MAAB letter to see if there was a date that the walkway needed to be implemented by. Jessi to forward a copy of the letter to Stephen.** Jessi said that Rep Tierney had been contacted about the missing sidewalk and that it might be added to the State budget.

Jessi asked where does this project end and building maintenance begin. This is a two year old project.

Outstanding work items: Waiting for Kevin to come back. **Add to agenda for next meeting.**

- Drainage in parking lot, Noel was supposed to take pictures and report back
- Water in basement
- Lighting
- ADA walkway
- Generator, Kevin spoke with bidders, \$200,000 range. No quotes yet.

Carl asked if Kevin would be the lead person, Jessi said yes, but with him being out he is not able to take over responsibilities. Larry asked who is covering for him, Jessi said his assistant Dave. Nancy said if there is a crisis Bob Dillion would also step in.

Nancy said that the insurance company is currently investigating why the hot water heater failed and that the inspection has not been completed.

Senior Center Project: Steve Kirby

Meetings Held:

- Joint Capital and Advisory meeting
- Abutters meeting (second)
- Depart heads meeting (second)
- Planning Board meeting (informal)
- Fire Department meeting to go over site plan

Upcoming Meetings:

- Design Review Committee, next Tuesday 7:00 PM, Town Hall
- Public Information Session #4 Wednesday the 8th at 7:00PM, Library
- Planning Board June 20th

Stephen Shea asked Steve Kirby to send a list of upcoming meetings

Senior Center vote:

Capital vote was tied 3-3

Advisory vote was 6-1 (in favor)

The major concern is what is going to happen to Gates, traffic flow, and the absence of a Master Plan. The lack of crosswalk from Central Park came up as well.

Stephen Shea asked how the department head meetings went, Steve Kirby said nothing major was changed or added to building.

Steve Kirby handed out the new site plan along with the original site plan. He went over the changes in the plan:

- The circle has been removed, because there was a concern that it would be used as a cut through. Will add a grass reinforced path closer to the senior center coming from the parking lot.
- They will not pave a path to the carriage house.
- Part of the wall will be removed and reused as the generator wall.
- Moved the dumpster away from the abutters.
- Keeping flagpole.
- Putting in an island to protect the historic well.
- Patio was made smaller and moved

Stephen asked if the public had seen the new plan, Linda said not yet nor has the Planning Board.

Steve added that it has been suggested to make the entrance and exit a one way to help with the dangerous intersection.

Larry said he liked the green space and opening up the quad.

Larry asked about the trees along the abutters edge of the property, Steve said that relocating the gas line and utilities may cause some of the trees to be removed. We will be losing 3 trees that are not great full size trees on the green side, we could possibly plant 12' and 14' trees along the abutters side.

Stephen said it was a good outcome with all that had been asked for from the Town

Stephen asked about engineering, Steve said that civil, landscape and mechanical engineering are a little behind but moving along.

Steve Kirby said that a Prequalification package needs to be done because it is over \$10M and that a pre-qualification committee will be needed.

Steve said that the timing is tight. We have 6 weeks of pre-qualification. The Planning Board meeting is not until June and they may make changes.

Steve Kirby asked if he could attend the Special Town Meeting along with Joel Bargmann to answer questions the audience may have. Larry and Stephanie thought it would be a good idea for representation. Nancy emailed Jim who thought that Joel and Steve should be there as well.

Larry asked who is making the presentation at Town Meeting, Shawn Harris said it would be John Danehey, the Board of Selectmen Chair. Nancy said they will make a final decision at the moderator meeting which is on May 8th

Stephanie asked if we were behind schedule, Steve said they are trying to get Coastal to speed up to make up time.

Emilie Greene, 337 First Parish Road, said the new plan shows a crosswalk on First Parish going to the church and she thought that there should not be a crosswalk there because of the hill, it is very dangerous. Stephen said it would be reviewed.

Susannah Greene, 337 First Parish Road, said that because we do not have a sidewalk on First Parish, we [the abutters] asked for a walking or pedestrian trail to follow the flow to Cudworth. Steve said they would have to look at the budget. Stephen said a pathway would cut through the green area.

Anthony Antonello, Advisory Board, said there are a lot of tax payers that would want to see what the building is going to look like, they need a screen at Town Meeting. Larry said we never run our Town Meetings that way. Stephanie said they could put a poster board up on an easel with the renderings.

Larry agreed that they need visual aids on a screen. He felt that Articles are not professionally presented at Town Meeting.

Stephanie said they could use the new site plan, Larry asked Steve to color code certain areas.

Linda said she would follow up with John Danehey, Chair of Board of Selectmen on how to present the Senior Center for the Town Meeting.

Public Safety Complex:

WSP Re-commissioning Proposal: Has not been acted on yet, Steve Kirby said he spoke with Jon Lemieux and Kevin Kelly. Jon said we need to design a solution for what we currently have.

Kevin had said that the following issues still exist:

- Domestic water booster pump
- Hot and cold water mixing
- Heat (temperature fluctuating) on the fire department side
- Mixing valve needs to be rebuilt
- Light switch control issues and no dimming ability on the fire department side

Carl asked if these were new problems [always existing since the complex was built] Deputy Chief Elliott said the issues were present in the beginning, but they seem to be getting progressively worse.

The Commission thought that some of the items had been looked at already and Steve said that they had not been addressed yet.

Stephen said he will discuss the issues at the next meeting when Kevin returns.

Larry and Stephen said they need a defined list of all the issues, then we will decide who is responsible.

Deputy Chief Elliott said they are not able to adjust the heat from room to room. Some of the rooms get extremely hot when you try to heat other areas of the building. Everything is set at 65 but, the temperature goes up to 74 degrees in certain parts of the building.

Shawn said the building is new and that everything should be working properly, it should have been designed for people living there and outside walls. It should not be on the Town to fix this problem. There is no reason why each room should not be within a couple of degrees of each other. Shawn said let's not make the same mistake with the Senior Center. Steve Kirby said that Kevin is making sure the Senior Center will have a simpler system.

Stephen Shea said that the building was designed to spec. according to GGD, but the building does not operate to stretch codes.

Carl asked if we were paying for commissioning twice. He said that we already had someone come in to check out all these problems. Steve said he is coming in to design a solution. He only did the functional test before.

Stephen Shea made a motion to approve the WSP Proposal for a third party review of the MEP (Mechanical, Electrical, Plumbing) and the Building Management System of the Public Safety Complex, for time and materials not to exceed \$10,000, seconded by Larry Guilmette; Unanimous Vote (5-0)

Outbuilding

Conduit was found in the lieutenant's office ceiling, it was not where it was supposed to be. Steve said that the tide tank will go in on Thursday and the slab will be poured on Monday

Steve also said that he had two CTA requisitions from Feb and March for approval.

Rusted Gutter Bracket

Jon and Steve said they are at an impasse with Greenwood. Their mock-up was not acceptable; Steve said he did not see any fasteners. Carl said it would be too tight to wrap, Steve said they formed coil stock around the bracket and it was a cover more than a fix. Carl said water would get in, Steve said they were going to embed it with sealant.

Steve said we could replace the brackets going forward and pay half the cost of approximately \$24,000 (cost would be split 50-50 with Greenwood). Stephen Shea asked if the architect would pay some of the cost since they spec'd a product that could not be used.

Carl said what about using a barrier paint. Steve said all the gutters would have to come down. Steve said we could file a claim as a construction defect, but would not be an easy solution and it would take years and cost additional money.

Steve also said that Greenwood still needs to add the gutter guard.

Stephen asked what the best solution was. He recommended having Greenwood and the architect pay for as much of the replacement as possible. **Steve will follow up with the**

architect to see if they will split our half of the cost. Larry said the architect had to sign the requisition so they would have seen what product was used.

Nancy gave Steve some CTA requisitions to follow up to see if we need to pay or if were reimbursed and up to date.

Stephen Shea made a motion to approve CTA Requisition 26 for the metal outbuilding for the Public Safety Complex in the amount of \$14,350.00, seconded by Stephanie Holland; Unanimous Vote (5-0)

Stephen Shea made a motion to make a partial payment in the amount of \$4,980.00 for CTA Requisition 27 which totals \$31,780.00 for the metal outbuilding for the Public Safety Complex, seconded by Carl Campagna; Unanimous Vote (5-0)

There being no other business to discuss, a motion to adjourn the meeting at 9:07 PM was made by Stephen Shea, seconded by Stephanie Holland; Unanimous Vote (4-0)

Next Scheduled Meeting: May 28th at 7:00 PM in the Selectmen's Conference Room.

Respectfully Submitted,
Lianne Cataldo (Recording Secretary)

Referenced Materials

- Agenda
- Meeting Minutes April 9, 2019
- New Senior Center Design plan

Agenda Topics

- Outstanding work items for Library Project
 - Discuss responsibility going forward

Follow up Items

- ADA walkway
 - Stephen Shea is going to reach out to Jim
 - Jessi is going to look at the MAAB letter to see if there was an implementation date.
 - Jessi to forward a copy of the letter to Stephen
- Steve Kirby to send list of upcoming meetings for the Senior Center
- Steve Kirby said that a qualification package needs to be done because it is over \$10M and that a pre-qualification committee will be needed.
- Larry asked Steve to color code certain areas of the new site plan for Town Meeting.
- Linda said she would follow up with John Danehey, Chair of Board of Selectmen on how to present the Senior Center for the Town Meeting
- Gutter Brackets
 - Steve to contact architect about paying half of cost to replace brackets
 - Greenwood to add Gutter Guards

(Continued)

On-going 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
- Kevin Kelly to give detailed update on booster pump alarm
- Linda to work with Senator O'Connor regarding the Commonwealth Bond Bill