



MEETING MINUTES
Public Building Commission
Tuesday, May 28, 2019
Selectmen's Conference Room
Scituate Town Hall
7:00 pm

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

Committee Members Absent: None

Also in Attendance: John Miller, User Member; Linda Hayes; Jessi Finnie; User Member; Steve Kirby, Vertex; Nancy Holt, Finance Director; Karen Canfield, BOS; Joe Sullivan, Daedalus; Don Walter, Dore and Whittier; Frank Mortell, GGD; Deputy Mark Thompson, User Member; Kevin Kelly, Facilities; Noel Murphy, Oudens Ello Architecture

Not In Attendance: Elizabeth Holthaus, User Member; Chief Michael Stewart, User Member; Chief John Murphy, User Member; Deputy Chief Al Elliott, User Member

The meeting was called to order at 7:05 PM by Stephen Shea.

Acceptance of Minutes:

Stephen Shea made a motion to approve the minutes as written from the April 30th meeting, seconded by Stephanie Holland; Unanimous Vote (5-0)

Senior Center Project: Steve Kirby

Meetings Held:

- Traffic Committee (just prior to PBC)

Upcoming Meetings June:

- Planning Board
- Building Inspector
- Design Review Board
- COA

Prequalification procedure will be needed, 4 person committee: OPM, designer and two members from Public Building Commission.

- June 11th package will go out
- General bidders
- Submit notice first week of August
- Award contract in October

Stephen Shea said he would talk to the commission members to see who would serve on the board

- 99% complete with drawings
- Sent to Daedalus for final cost estimate
- Civil engineering a little behind due to move of building

Letter to Board of Selectmen being drafted by Traffic Rules and Regulations Committee with recommendations for the site.

Traffic and parking are still concerns.

Jennifer Kuhn, 24 Carriage Lane asked who was responsible for making design decisions and accepting final bids. Stephen Shea said there are a number of boards that review all the decisions. She further asked if the information could be available for the residents to see, for example, the options of the interior colors. Ed said that the information would be presented at the Public Building Commission meetings and that the public is invited. Jennifer asked if a link could be added to the town website with the information so residents do not have to attend meetings, she asked that it included names and emails of everyone involved with the project. Linda Hayes, (COA) said she would select carpet, paint furnishings, etc. first and then bring the recommendations to the PBC meetings. Jennifer asked if there would be different options for items, Stephen said there would not be options, that we are only considering items that fit within the budget. Jennifer asked if there was any way we could reduce the price, Stephen said that it is a reasonable price and Stephanie added that when we start to receive bids, we can have discussions about cost savings. Steven Kirby said we are working within a budget and hoping that some of the bids come in under or that there will be cost savings opportunities. Larry said we have an outside company that is overseeing the cost, Daedalus, who is ensuring the bids and the overall costs are equitable. Jennifer said she would like to recommend setting up a separate tab that has all the up-to-date documents available online.

Karen Canfield, Board of Selectmen explained that as you go through the process there are only small incremental shifts and that it would put a burden on the Commission to constantly update the website, she said we could add project milestones. Jessi said that Karen did a written update for the library that was posted on the website as the library was being built. Jennifer thinks there will be a lot of changes from the Planning Board. Karen said that the design has been paid for and voted on by the public and would only have minor changes if any at this point. Karen said that the next step is the bidding process.

Gordon Price, Mann Lot said that there has been 4 public meetings and plenty of opportunities for people to make comments or make their issues known. We [the Town] spend \$1M to have the building designed. Jennifer said she wanted to see the final design. Stephen Shea explained that there were a few phases of the design and that recent floor plan is online and the public meetings are on *youtube*.

Lou Chin, Tilden Road said that *Buildacampus.org* has all the plans posted. It has the most recent plan, the same plan that went before Town Meeting. He does not want to burden the Town with having to post documentation. He does not want to add to the overhead of the project, the information has been available to the general public for a long time.

Jennifer said she wants to see the budget reduced. Karen Canfield said the Board of Selectmen has given authority to the Commission to understand and make decisions on prevailing wages and that we do not want to pay any more than we have to.

Susannah Greene, First Parish Road asked if the plan changed since the last time we saw it, the Commission said nothing had been changed. Karen asked if she was coming to the Planning Board meeting with her list of concerns, Susannah said yes.

Public Safety Complex:

WSP Re-commissioning Proposal: Kevin is meeting with WSP this week.

Metal Outbuilding: Deputy Thompson said that they finished the floor, plumber inspection was completed and now the flashing needs to be done. He said they are still within budget, but they are getting very close. He has a change order for the concrete apron (a credit) which needs to be voted on. Looking to do asphalt work and interior work next. Still trying to get American Electrical back for the electrical work, but have another option if they do not.

Rusted Gutter Bracket: Don Walter, Dore and Whittier; Frank Mortell, GGD
Steven Kirby said that the repair mock-ups from Greenwood were inadequate. Don Walter agreed. The plan was to go back to Greenwood who gave a proposal to replace the brackets for \$24,000 and to split the cost three ways (Greenwood paying half and Dore and Whittier and the Town splitting the other half).

Don said Greenwood tried to meet the specifications, but couldn't so D&W rejected it and asked that it was revised and resubmitted. It was never resubmitted, and we do not know what was eventually installed by Greenwood. Steve Kirby said what D&W had specified was not able to be obtained because it could not be warranted. Don said Greenwood took on the responsibility, when they installed a different product. Larry said that Dore and Whittier signed off on the project as the architect. Don said they relied on the field representative who said the gutter brackets were okay. Field rep not present to refute this statement. (NOTE: All work approved only by Architect, not field rep) Stephen said that Dore and Whittier eventually rejected the gutter brackets that were installed once they started to rust. Steve Kirby and Stephen Shea think there is liability on both Dore and Whittier and Greenwood, but Don Walter disagrees. Don said the product that was installed in Medfield is working but does not know what product was

installed. **Don Walter will find out what product was installed (in Medfield) and see if it is under warranty. Stephen Shea asked Don Walter to pay for a quarter of the cost to replace them.**

Outstanding MEP items update:

- Domestic water booster pump
- Hot and cold water mixing, **Frank thinks it is a check valve issue**
- Mixing valve needs to be rebuilt -- at 140 degrees all the time.
Kevin is not sure if the scaling issue has been completely resolved and that if it may be causing this issue.
- Light switch control issues and no dimming ability on the fire department side, have to call dispatch to have lights turned on or the lights turn on in the middle of the night.
Stephen asked if the vendor was helping, Kevin said not really. Frank said he would help.
- Clicking issue, **Frank said that the control valve is probably stripped and that is what could be causing the clicking noise.**

HVAC: Frank Mortell, GGD

Heat (temperature fluctuating) on the fire department side

The HVAC was put in according to specifications and Frank thinks it is misconception of what the system is supposed to do and he feels that it is working as designed. The Commission agreed. Frank said it was not designed to be at 67 degrees. Frank said he offered to help and Kevin said he has been very helpful.

Kevin said that Frank has offered to educate the building users on how to use the system.

Stephen Shea made a motion to approve Change Order 15 for the Public Safety Complex which includes CCD #10/PCO 62, water for landscaping in the amount of \$5,802; CCD #43 PCO 120, check valve replacement for \$1,646.37; PCO 122 for additional stone for \$2,784.96; PCO 123 a credit for concrete apron and miscellaneous revisions for the amount of (\$2,724.29); Carl Campagna seconded the motion. Unanimous vote (6-0)

Nancy Holt said she did not have Change Order 14, Mark Thompson said that Change Order 14 was for the Metal Outbuilding.

Library Update:

ADA Walkway: Joe Sullivan said that they received 3 bids and that Rose Construction's bid for \$18,800 was the least expensive. He said they could be available to do the project in 2 to 3 weeks. It would include the section of the walkway that leads to the landing. They can get a cost estimate for the curb and the striping to go across, we could pay this vendor to do this part of the work instead of the DPW. **Joe will email the cost for adding the curb and striping to the project tomorrow.**

Noel Murphy said that the intercom system would cost \$12,875 This would be a total cost of approximately \$8,100 over the \$25,000 that was appropriated and that we would have to go back

to the Board of Selectmen to request additional funds. Joe Sullivan said to ask for \$10,000 with contingency.

Jessie said she would prefer the work is done in the next few weeks because the library has some upcoming events planned.

Ed wondered if we had to do the intercom portion and the Commission said yes, but they are hoping they can start the concrete (site work) part of the project now.

Noel said that there is \$5,000 left for the concrete work of the HVAC project (closet floor). He said that this contractor [Rose] would do the work for the cost of materials.

Carl asked about the interface being done, Joe said that it would be included. Carl asked about the slope and Noel said that it is less than a 5 percent slope.

Larry Guilmette made a motion to move forward on the ADA walkway using Rose Construction of Dighton, MA for the amount of \$18,800 and to include pricing for the curb cut on the other side of the street and the striping; Ed DiSalvio seconded the motion, Unanimous Vote (6-0)

Stephen Shea made a motion for a not to exceed quote for \$13,875 for the completion of the accessibility walkway and the intercom system completion pending the Board of Selectmen approval, seconded by Larry Guilmette, Unanimous Vote (6-0)

Outstanding items update:

- Drainage in parking lot, Kevin said that a berm would fix the issue, but the problem is who will pay for it. Kevin said the DPW will say it is project related. Stephen asked Joe to procure a price. Joe is concerned that a plow will hit it if it is on the asphalt, he thinks it should be in a different area. Noel said the civil engineer thought that they should regrade the area and they also thought that a lot of snow was being placed in this area which was adding to the problem. Joe thought they should add a swale instead. Joe said he would come by and look at the area.
- Water in basement, Joe thinks the cracks need to be injected, Joe will get a price. He also said that the sprinkler main may be affecting the area as well. The next step would be to excavate on the outside
- Parking lot lighting, Kevin is working on.
- Interior Lighting, Joe is looking into it.
- Generator, Kevin is getting a cost to have it engineered, \$200,000 range. Will do the whole building. Jessi asked about disruption, Kevin said there should not be any real disruption to the library.

There being no other business to discuss, a motion to adjourn the meeting at 9:02 PM was made by Stephen Shea, seconded by Ed DiSalvio; Unanimous Vote (5-0)

Next Scheduled Meeting: June 25th at 7:00 PM in the EOC in the Public Safety Complex.

Respectfully Submitted,

Lianne Cataldo (Recording Secretary)

Referenced Materials

- Agenda
- Meeting Minutes April 30, 2019
- Change Order 15
- Rose Construction quote for ADA accessibility

Follow up Items:

- Stephen Shea said he would talk to the commission members to see who would serve on the board
- Don Walter will find out what type of gutter bracket was installed and see if it is under warranty.
- Joe will email the cost of adding the curb and the striping to the accessibility project.
- Joe to visit library to look at parking lot flooding issue and provide prices to resolve problem
- Joe Sullivan to get price for injecting the cracks in the library foundation

On-going 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
- 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