



MEETING MINUTES
Public Building Commission
Tuesday, July 30, 2019
Selectmen's Conference Room
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, User Member; Nancy Holt, Finance Director; Kevin Kelly, Facilities; Deputy Chief Al Elliott, User Member; Jon Lemieux, Vertex

Not In Attendance: Jessi Finnie, User Member; Elizabeth Holthaus, User Member; Chief Michael Stewart, User Member; Deputy Mark Thompson, User Member; Steve Kirby, Vertex; Chief John Murphy, User Member

The meeting was called to order at 7:02 PM by Stephen Shea.

Acceptance of Minutes:

Stephen Shea made a motion to approve the minutes from the June 25, 2019 meeting as written, seconded by Larry Guilmette; Unanimous Vote (5-0)

Library Project Update:

Outstanding Items: Write up from Joe Sullivan

Parking lot flooding issues: Joe said he visited the site and although the area has a slight depression he feels that when the Town puts the plowed snow in that area the melting and run off is too much and icing and refreezing occurs. Joe recommends putting the snow elsewhere. Joe also felt that an asphalt berm would be damaged when the plow removes the snow from the parking and roadway. He recommends a small excavator continue a small swale depression around the parking area to the rear swale. Conrad is putting together a swale detail with their civil engineers, but wanted to speak with Noel first before they put a sketch together for the site.

He wanted to make sure that both Conrad and Noel agreed with the recommendation and discuss the issue with the engineer of record before getting a price. Kevin Kelly was asked if he had been involved, he said no.

The BCM portion of ADA Walkway project: (changing the door hardware and installing an Alphone) Jessi sent a written update stating that this part of the project would begin on August 6th. This will be the portion that changes out the door hardware. The phone will be installed around mid-September. The Town's new IT Director, Mike Minchello, will help with any issues related to the phone/connectivity. Jessi said she was handling the BCM work and cc'ing Kevin Kelly (who will be out soon on leave) and his assistant Dave to keep them in the loop. She is also working with Mike to ensure IT has the information they need for their portion.

ADA Walkway including lower entrance modifications and street crossing: Rose Construction LLC, from Dighton MA is scheduled to begin the work after the concert session. The work was rescheduled for the end of August due to concerts and the inability of the contractor to start on time. Joe has confirmed with Rose that work will begin on August 22nd and should be completed within 10 days of the start date.

Repair lightning protection. Joe said he had a call into Griffin and followed up with an email. Griffin was unresponsive so Doll Electric was requested to come to the library to refasten the loose lightning protection. They are scheduled to be on site Tuesday or Wednesday of this week.

Basement foundation crack injections: Crack X was on site July 25th to perform the crack repair. Kevin said that the work looked good, however they did not have a comfort level addressing the seal around the pipe. **Joe recommended calling the plumbing contractor to come back out to address the pipe seal.** Typically, the seal can be tightened which would expand the gasket creating a tighter seal at the foundation. **Kevin Kelly said that when we do the sprinkler pump test we could have the seal looked at.**

Finish up the HVAC repairs of lower conference room: This work is part of the flat work placement when the sidewalks get done. Joe is verifying with the site contractor and if he doesn't get a confirmation he said he will contact another vendor. He has contracted Rose Construction who is performing the flat work for the sidewalk. While the flatwork contractor is doing the sidewalk, he will then infill the concrete in the storage room during the week of August 22nd.

Tree Replacement: Jessi provided a statement that said that 6 trees had been replaced by the DPW (A Leyland Cypress variety which are drought-resistant and quick growing). The DPW has been staying on top of the watering as they get established.

Kevin said that the parking lot lights have been fine so far, but they will have to be readdressed with the police after the summer as they may have security concerns with the lighting in the fall and winter.

Kevin said that he is still looking into generator prices and that the amount would be added to the project cost. He said that he just secured money to look into the engineering stage. The

generator will be located outside on the lawn near the transformer. They are still deciding on diesel vs. gas and if it will just run it to protect the building or keep the entire building running, Kevin thinks it makes sense to do the whole building.

Carl asked if they chose diesel, if the diesel tank would go underground. Kevin said it could be part of the base unit of the generator. The generator would have a couple days running time. Kevin said he would prefer natural gas.

Public Safety Complex: Jon Lemieux and Kevin Kelly

- Domestic water pump booster (CTA)
- Hot and Cold water mixing (CTA)
- Mixing valve (CTA)
- Light switch controls (CTA)
- Clicking noise (CTA)

WSP Re-commissioning Proposal, Kevin Kelly said that WSP spent time in the building and they did a preliminary report.

- Domestic water: the valve was rebuilt, it was corroded. It was the original mixing valve.
- Hot water storage tank: had so much corrosion it was hard to get into, it was cleaned out and water was flushed. Sean was contacted to check the water because they stirred it up.
- The booster pump: was looked at, expansion tank and settings seemed to be the problem.
- Still working on some programming issues and sensor issues.
- Lighting has not be started yet.
- The AC balance (sensors) is still being looked at.

It was discussed that there was an original motion that included just replacing the check valves. Jon said the Commission could approve additional invoices at the next meeting if necessary.

Metal Outbuilding: Is completed, Deputy Mark Thompson is trying to get final sign off from the Building Department. There is something missing from the permit, but should be resolved by the end of the week. We will issue payment once the permit is signed. \$274, 892 is the final price not including the jersey barriers. Soil still needs to be spread and Kevin thinks they found someone to do the work.

Carl asked about the jersey barriers, and said the DPW uses large rectangular blocks and wanted to know if they were cheaper, Jon said that if they are cheaper and will block the snow from the plows they would use them instead.

Rusted Gutter Bracket: Jon said he has been in conversations with Dore & Whittier and Greenwood. Greenwood kept with their offer to pay half even though they put in a product that was not recommended. Dore & Whittier, after speaking with all the firm's partners, now does not want to offer any money towards replacing the brackets. Jon said he has asked them to look into a less expensive product (unfinished aluminum stock), still waiting for cost. **Jon will talk to CTA, who has been silent in looking for a solution up to this point.** Stephen said they need to

vote on a solution at the next meeting and that they still need to add the gutter guards. **Jon will write up a proposal with all the different product types and costs and get Dore & Whittier's opinion on each.**

Senior Center Project: Jon Lemieux

We have received:

- Peer review letter from Merrill Engineers on the site plan
- Peer review letter from Vanasse & Associates on the Pare Corp traffic report
- Comments from the Sewer Division
- Comments from Traffic Rules and Regulations committee
- Four abutter letters
- Prequalification, advertised in CR, COMMBUYS and local news on 6/26. RFQ packages went out 7/1 and came back 7/16. Proposals due to Vertex on 8/7. Jon said they received a lot of responses for most trades, but only 2 from misc. metals and 1 from elevators so they went back out to bid for those two areas. He further explained that if we don't get additional contractors that we may have to bump it to non-prequalified. Jon said that the concern is that one of the firms can get a job in the meantime and we will lose the contractor. He further said that the bids are valid for 30 calendar days and that we would not go to bid until planning is locked in. Jon is happy to see 9 General Contractors responses.

Linda asked if you have to match the GCs with the subcontractors, Jon said some GCs will say they do not want to work with certain contractors, so it is better to get more bidders.

Larry asked if Jon wanted the GC packages back, Jon said they are confidential and you should recycle them, but wait until the job has been bid.

- Jon said Vertex will do credit and work references and the finances, not the prequalification board. The prequalification review should be complete by the end of August.

Ed asked who looks at the company's DCAMM statement (report card for past projects), Jon said they email the State for information on the top 3 bidders.

- Planning Board Hearing was scheduled for 6/27 but was moved to 8/8 due to an issue with the abutter notification letters not being sent certified mail. They asked for a 30 day review period. There was concern that the timing may be tight.
- Linda said that the Design Review Committee comments were minimal. They wanted more concealing of the generator and made some suggestions to break up the brick for the exterior facade.

Jim Boudreau said that a lot of the committees are asking about the B-Wing and what the future plan was. Jim has kept them focused on the Senior Center. There have also been

suggestions to make Cudworth a one way and to add parking to it which is also a concern. The uses of the Senior Center off hours usage was a question/concern for the abutters.

- The Design Plan is continuing, including issues pursuant to the peer review comments and DRC meeting. Design of the repair scope for the roof of the gym is also ongoing.

Stephanie asked when the design would be complete, Stephen Shea said we do not have a date yet. Jon added that the costs for steel is very high right now and continues to increase. He felt that the sooner we get it out to bid the better. The 30 day review process may cause the project to increase in cost, could be a 10/1 start. **Stephen said he would send out the invitation to the planning board hearing on August 8th.**

There being no other business to discuss, a motion to adjourn the meeting at 8:15 PM was made by Stephen Shea, seconded by Stephanie Holland; Unanimous Vote (5-0)

Next Scheduled Meeting: August 27th at 7:00 PM in the Selectmen's Conference Room

Respectfully Submitted,
Lianne Cataldo (Recording Secretary)

Referenced Materials

- Agenda
- Meeting Minutes June 25, 2019

Follow up Items:

- Basement foundation crack injections: Joe recommended calling the plumbing contractor to come back out to address the pipe seal. Kevin Kelly said that when we do the sprinkler pump test we could have the seal looked at
- Rusted Gutter Bracket:
 - Jon will talk to CTA, who has been silent in looking for a solution up to this point.
 - Jon will write up a proposal with all the different product types and costs and get Dore and Whittier's opinion on each.
 - Gutter Guards still need to be added
- Stephen said he would send out the invitation to the planning board hearing on August 8th.

On-going Items

- Jennifer Kuhn requested a copy of the letter from the Gates students.
- Kevin Kelly will reach out to Bob Vogel to set up the inspection for Outbuilding
- Steve Kirby to write up a cautionary agreement regarding the replacement of the gutter brackets
 - Request that Kevin Kelly is involved with gutter replacement
 - 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 stripping to the accessibility project.
- 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

Outstanding Project Items:

Public Safety Complex Project

- *Domestic water pump booster*
- *Hot and Cold water mixing*
- *Mixing valve*
- *Light switch controls*
- *Gutter bracket and gutter guards*
- *HVAC*
- *Click noise*
- *Metal Outbuilding*

Library Project

- *Parking lot issue (drainage), Joe was looking at with vendors.*
- *Finishing up the ADA work (Joe)*
- *The lightning protection system (Joe)*
- *Ongoing drain issue in the lower level (Joe)*
- *Finish up the concrete work from the lower level HVAC project.*
- *Outside parking lot lighting (Town)*
- *Generator unit for building (Town)*