



MEETING MINUTES
Public Building Commission
Tuesday, November 12, 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; Nancy Holt, Finance Director; Steve Kirby, Vertex; Deputy Al Elliott, User Member; Deputy Mark Thompson, User Member; Jessi Finnie, User Member

Not In Attendance: Linda Hayes, User Member; Elizabeth Holthaus, User Member; Chief Michael Stewart, User Member; Chief John Murphy, User Member; Kevin Kelly, Facilities

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 from the October 22nd meeting; seconded by Larry Guilmette; Unanimous Vote (5-0)

Senior Center Project Update: Steve Kirby

- The project went out to bid on October 16
- The walk-through with the bidders was on October 24th – which included 3 GCs and abatement contractors.
- Filed sub bids were due on November 6th -- some items were higher like the elevators and some items were lower, waiting to see if we are on budget.
- General Contractor bids are due on November 20th -- they will be reviewed, mainly looking at bid and bid documents
- Three addenda have been issued and there will be one or two more before next week
- Plan Holder list -- 6 GCs have pulled the plans to date.

- Plan to go to the Board of Selectmen meeting on December 3rd or December 17th for recommended approval.

Ed DiSalvio asked if we were accounting for anything additional, Steve Kirby said that the Planning Board questions have been accounted for. In regards to the abutter lawsuit, the Town Administrator met with the Board of Selectmen in executive session. We are still moving forward as planned.

Stephanie asked if the Commission wanted to meet in two weeks, on the 26th to make the earlier Board of Selectmen meeting on the 3rd instead of the 17th. Stephen said he could not make the meeting and the Commission thought it was very close to Thanksgiving.

The Commission decided to meet on December 2nd which would replace the meeting on December 10th.

Steve Kirby will send the bidder information to the Commission prior to the meeting.

Steve Kirby said that Brady Rogers from Columbia Gas was contacted regarding the gas line and a check was provided by Nancy Holt. Steve said he will hand carry the check to his office. The first step is to submit the check with the application form. They are not saying if they can or cannot move the line at this time.

Vote for proprietary vendor – Genetec Security System (base platform), to make the security system the same as the Public Safety Complex. This will begin the process of having one platform for all the new buildings in Town.

Stephen Shea made a motion to authorize the Town's Designer of Record, Bargmann Hendrie + Archetype, to use proprietary performance specifications in the bid documents for the new Scituate Senior Center/Recreation Center Project. After reasonable investigation of security systems, BH+A has determined that a Genetec security system offers many positives, including but not limited to:

- **Meets all security requirements required for the new Senior Center**
- **Can be integrated into the existing Town system (currently at the Public Safety Complex)**
- **Will be controlled by the existing Genetec system video server hardware at the Public Safety Complex**
- **Will be part of a Town wide initiative for all public buildings to be monitored by the Police Department from one system**
- **Multiple buildings will save on licensing costs**
- **Will allow for review of security logs, events, and histories from one system**

The Public Building Commission, acting as the governing body, through its designer of record, will determine whether an item bid is equal to the Genetec System in quality, durability, appearance, strength, and/or design; will perform the intended function at least

equally; and conforms substantially, even with the deviations, to the detailed requirements contained in the specifications. The motion was seconded by Larry Guilmette, Unanimous Vote (5-0)

Stephen Shea asked Steve Kirby if he was conformable with construction schedule, Steve said yes, must get gas line moved and C Wing demo completed first.

Carl asked Steve Kirby if he had received bids from other jobs and if they were on budget, Steve said that the Medford Library was bid a month ago and it was under budget.

Public Safety Complex Update: Steve Shea and Steve Kirby

The WSP re-commission: no official update as Kevin Kelly is still out. Heating is better and the lighting still needs to be worked on.

Stephen Shea made a motion to amend the Vertex contract to add the scope of the WSP re-commissioning services to address the list of outstanding items. This will change the price of the contract from \$463,770 to \$482,110 which is an increase of \$18,348; seconded by Stephanie Holland, Unanimous Vote (5-0)

The gutter bracket replacement project: proposal from Greenwood was given to Nancy Holt for the 1/4-inch galvanized steel brackets (Option 2)

The metal outbuilding update: Gas company is coming in to put meter in. Contacting Cape Building to follow up on the warranty for a couple of issues:

- Cracks in floor
- Door that sticks

Deputy Mark Thompson said that the Commission had originally approved a \$275,000 not to exceed motion and current calculations reflect that we are under budget by approximately \$31,471. However, there were additional costs that Deputy Thompson wanted the Commission to review.

- \$337.88 to replace a section of the fence
- \$215 for plumbing and heating, there was a connection in the apparatus bay and when they turned it on it was leaking and this is the repair cost.
- Six Jersey Barriers for snow protection at a cost of \$2,575.00
- New Flag Pole LED lighting from EJ Richards for \$3,880.00

Nancy said there was \$100,000 left in Contingency.

Stephen Shea made a motion to approve snow protection for the Metal Outbuilding from Scituate Concrete Pipe in the amount of \$2575.00 for jersey barriers; seconded by Ed DiSalvio, Unanimous Vote (5-0)

Stephen Shea made a motion to approve a LED lighting kit furnished by EJ Richards in the amount of \$3,880.00 for the lighting of the new flag pole, seconded by Larry Guilmette Unanimous Vote (5-0)

Deputy Mark Thompson said that the Public Safety Complex has had two situations where they experienced a loss of power, more than a half of dozen systems went down; which should not happen. As first steps Mike Minchello, IT has reached out to Eaton and National Grid will be contacted. They have also looked at the UPS.

Stephen Shea asked if Kevin Kelly was in the loop, Deputy Thompson said he knew about the Access Control losing power, but he did not know about the most recent incident.

Stephen Shea said there are companies that will give read outs to figure out why they may be losing power.

Ed DiSalvio said you could contact the electrical engineer GGD or WSP could look at it. Steve Kirby said it was not in the current scope.

Deputy Thompson will send information to Steve Kirby so he can contact GGD.

Library Project: Jessi Finnie:

- The ADA-accessible walkway project: Was started in July, Rose construction is non responsive , the scheduling has been challenging and workmanship is poor. Joe and Noel said Rose will try to fix the grading this weekend and then have the building inspector look at it. The Town recently discovered that the walkway grade is too steep and not in compliance. There was also some concern that the path was in the wrong place . To fix the grading issue, all the framing will have to be taken down. Joe has another contractor in mind that could replace Rose if they do not show up. Nancy said that the Town will find another contractor. Jessi does not think the contractor will come this weekend. Stephen Shea thinks it is getting late in the season for concrete work. Jessi added that the contractor accidentally took the sand away which was supposed to be used for the closet floor. **Stephen will email Jim to follow up on project.** Jessi added that we may have to go to the Board of Selectmen for approval of a new contractor. There was discussion that the Town should move forward on the project without Joe.
- Closet portion of project: Still Outstanding
- Swale: Completed
- Parking lot drainage: Completed
- Lightning protection issue: Still Outstanding, part of the wire that runs along the side of the building fell down. **It was discussed that the Town electrician can probably fix it.**
- Window Warranty Issue: The seal has broken on two windows facing Branch Street and

Pella is coming tomorrow to look at them.

Ed DiSalvio asked if water was coming in, Jessi said that they look foggy, but they are not leaking.

Carl asked about the ADA walkway architect. Jessi said that they did the design, but they are not coming on site to look at the work.

2020 Meeting Dates:

The Commission reviewed the 2020 Meeting Schedule and made changes for the February, April and December meeting dates.

Stephen Shea made a motion to adjourn the meeting at 8:07 PM, seconded by Larry Guilmette. Unanimous Vote (5-0)

Next Scheduled Meeting: December 2nd at 7:00 PM in the Community Room, Scituate Town Library.

Respectfully Submitted,
Stephen Shea and Lianne Cataldo (Recording Secretary)

Referenced Materials

- Agenda
- Meeting Minutes

Follow up Items

- Steve Kirby will send the bidder information to the Commission
- Mark will send information to Steve Kirby so he can contact GGD
- Stephen will email Jim to follow up on new contractor for the ADA Walkway Project

On-going Items

- Stephen Shea asked Steve Kirby for the link to view the most recent drawings
- Lightning protection issue--**Stephen will follow up Kevin Kelly**
- Maintenance plan for the landscaping at library--**Mike Breen should be followed up with**
- Mark Thompson to write the proposals for snow protection and replacement lighting projects
- Steve Shea said he would send out the Planning Board conditions and approval documents to Commission
- The WSP re-commission efforts : There are on-going efforts for the troubled areas and progress is being made. **Stephen Shea will request a full update from Kevin Kelly for next meeting.**
- The metal building update: It was believed the building is completed and there was a certificate of occupancy granted. **Steve Shea will follow up with Mark Thompson for update.**
- Kevin Kelly will reach out to Bob Vogel to set up the inspection for Outbuilding

- Jon Lemieux to write up a cautionary agreement regarding the replacement of the gutter brackets
 - Request that Kevin Kelly is involved with gutter replacement
- 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
 - 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:

- *Domestic water pump booster: Alarms have subsided, but not completely eliminated. GGD was getting involved (incomplete)*
- *Hot and Cold water mixing: Work to replace mixing valve has made a difference Need more follow up on water quality (incomplete)*
- *Mixing valve: see above*
- *Light switch controls: No progress. Kevin Kelly will pursue (incomplete)*
- *HVAC: Ongoing, but the building is working well. We will need to address the supplemental heat and cooling in the EOC. Kevin Kelly will discuss with WSP and GGD when he returns*
- *Clicking noise- No update*
- *Jersey Barriers added to Outbuilding area*

Library Project

- *Parking lot flooding issues: Noel working on*
- *ADA Walkway project: They were going to do it over the weekend, but we were worried about neighbors because they were not contacted in advance. Joe is meeting tomorrow to make a schedule and plan for curb cuts, crosswalks, etc.*
- *Repair lightning protection: Having trouble getting vendor back*
- *Tree Replacement: 6 trees replaced*