



MEETING MINUTES
Public Building Commission
Tuesday, November 27, 2018
Selectmen's Conference Room, Town Hall
7:00 pm

Committee Members Present: Carl Campagna; Stephen Shea; Stephanie Holland; Jessi Finnie, Library Director; John Miller, User Member; Linda Hayes, User Member; Deputy Mark Thompson; Al Elliott, Deputy Fire Chief

Committee Members Absent: Ed DiSalvio, Chairperson; Elizabeth Holthaus, User Member

Also in Attendance: Jim Boudreau, Town Administrator; Nancy Holt, Finance Director; Kevin Kelly, Facilities; Joel Bargmann, BH+A; Rachel Young, BH+H; Steve Kirby, Vertex

Not In Attendance: Chief John Murphy; Chief Michael Stewart; Joe Sullivan, Daedalus; Noel Murphy, Oudens Ello Architecture; Jon Lemieux, Vertex;

The meeting was called to order at 7:01 PM by Carl Campagna.

Acceptance of Minutes:

A request for a motion to approve the minutes from the October 23, 2018 was made by Carl Campagna, seconded by John Miller; Unanimous Vote (6-0)

Stephanie Holland entered the meeting at 7:09 PM

Carl announced that the Library Project would be discussed first since it would be a short update.

Library Project: Jessi Finnie

Noel and Joe were not present at the meeting. Carl asked if we currently owed money, Nancy said WSP is still owed money and that \$7,500 is the maximum liability.

Jessi said she is still working on the final report for the MBLC [Massachusetts Board of Library Commissioners] she explained that we have to include documentation from all the audits. We have released final payments without the report being finalized.

We are still waiting for a letter from Castagna saying that all liens have been released.

The Community Room closet still has a dirt floor and it is currently be discussed how to finish it. Jessi said that we want to put something down that can be removed in case we have to get to the

duct work. Kevin Kelly said we need one more person to look at it before we can determine if we have to put a concrete floor back in.

The exterior dimmers that were put on the parking lot lights did not work, they did not dim at all. An electrician came on site and moved the individual lights in each of the street light and pointed them down. Jessi thinks we should reach out to the abutters to see if it has made a difference. Kevin Kelly has been in contact with them during the project and said he would follow up with them.

Still working on the installation of the call buzzer for the lower level, Jessi said it can be done with the existing cameras, but she doesn't think the money approved by the Commission will be enough to cover the price **she will get a cost before the next meeting.**

Stephen Shea asked about the on-going problem with the interior lights, Jessi said the manufacturer has been very responsive and that they are going to make special covers because the original covers are not wide enough to clip in and that is why they are falling off.

Public Safety Complex Project: Steve Kirby

Gutter bracket: Greenwood (roofer) came back and said they wanted to spilt the cost with the Town. Steve is going to have them put it in writing. There are some issues with what was originally spec'd. *Larry asked why they think the Town should share in the cost?* Steve said that there is confusion about the original drawings and the original spec'd product could not be supplied because of the small quantity we wanted, so they came up with an alternative. Steve said it was part of a memo that was sent back in Oct 12, from Alan Brown of Dore & Whittier. Steve said he will pursue the issue a little more. Greenwood will submit letter to CTA.

Replacement of stair treads: We are waiting to get a delivery date and then they will be installed.

Caulking discoloration: CTA is contacting the local rep at Hardie Siding and we are looking into who the sealant manufacturer is. We are trying to get multiple parties involved to solve the problem.

Outbuilding: This is a change order through CTA. CTA is getting concerned about the cold weather and how it will affect the pouring of the foundation. We are waiting for Cape Building to come on site Mark Thompson said and for approval on the concrete. Carl asked if there was a drop dead date to pour the foundation, and Steve Kirby said not at this time.

Senior Center Project: Steve Kirby and Joel Bargmann

Steve said that the survey was completed, the Geotech report is back, site visits at the gym are complete and there is a meeting planned with the Historic Society on December 6th. Still need to meet with the Recreation Commission and the Disabilities Commission. Linda Hayes is currently working on setting up a meeting with Disabilities.

Joel Bargmann said that there was no change in the site plan

Larry asked if the gymnasium is part of the senior center budget. Joel said the site work has not been allocated yet. The abatement costs are 10% of the budget.

Joel went through the plan:

- The big change is the Veteran's office was moved to the second floor corner of the building. They can come in the rear door for privacy. It will have a buzzer for people to be able to enter.

Stephen noticed that a loading dock was added to the plans, Joel said you cannot drive up to it, there is just a walkway.

- SCTV will be located to the rear of the building where the ceiling is higher and they will have their own entry. The center hallway is currently a ramp that will be made into a corridor with SCTV offices off of it. An acoustic ceiling (double ceiling) will be put in to block sound.
- Centralize the bathrooms on both floors
- Most of the work in gym is mechanical, electrical and painting.
- Little People Program will be in the back of the building.
- The building footprint has been moved forward. The facade will not be raised [as it is currently] it will be at grade. Will keep large trees. Will recreate pediment and move steeple (cupola) from the current Gates Building.
- Two proposals for the façade: one story or two stories in the front.

Total project cost ranges between \$16M - \$18M

Senior Center:	\$ 6,626,000
Gym renovations	\$ 5,159,000
Site Work	\$ 2,121,000
Demo and Abatement	\$ 2,127,000
TOTAL:	\$16,570,000

Does not include furniture or other soft costs

- Gym renovation is tracking high
- \$430,000 to replace glass block on the top of the building, might have to repair and repoint instead.
- Still have to sample the mortar on the glass block to see if it hazardous material.
- Currently in design development phase, will establish budget for a new cost estimate on January 27th
- Met with one member of the Historical Society last week and got a favorable report

Stephen asked what original projected costs were when we renovated the whole school. Joel said between \$16.9 – \$30 M.

Larry asked if we could save money, Joel feels we may be able to bring down the cost if we do a simpler façade.

Stephen asked about the Recreation building structure, Rachel said it is in pretty good shape, Stephen asked because we ran into problems with the library project. Rachel said that the engineers have done the surveys and that there is a startup meeting with the civil engineer next week. The seismic upgrades are an unknown right now, but the known issues include repointing and the windows.

Joel asked how we want to roll out to the public.

Larry asked how the costs are trending with GCs, Steve said with the unknown on the tariff situation will cause them to be cautious with their numbers.

Linda said when do we select the material for the outside, Joel said we have spec'd the simpler ones. The ceilings have also been spec'd and that it would be done in a later phase.

Joel said that the TV equipment has also been added to the budget which caused an increase. Nancy added that SCTV has the ability to pay for itself.

Joel said that they met with the Council on Aging Board and they liked everything so far.

Linda asked about storage, and Joel said it will depend on the decision that is made on the front façade.

Stephen Shea asked about sustainability costs, Joel said there are some good rebates, but Steve said we are not going for Leed Certification. Stephen asked about solar, Joel said the roof is not large enough for solar. The building will have LED lights, but not sure about the controls for lights and heating/AC yet. The architects will look into using Variable Refrigerant Flow (VRF) HVAC, which is a newer, efficient and economical HVAC technology. Stephen wanted to ensure that we are looking to build in efficiencies that would offer reduced operation costs for the town.

Stephanie asked if Joel wanted a one story/two story decision today, Joel said it would be helpful. The Commission seemed to like the one story approach.

Maura Curran, Board of Selectmen asked if Joel could explain the 2 story façade and why it would be additional money to make the second floor and if we could consolidate instead of adding 4,000 sq. ft. Joel said it would affect the current design of the building. It would also add cost due to added materials and increased on-going operation costs.

Larry asked if the facade would look the same from the street as it does today and Joel said yes.

***Dorene Close, 132 Summer Street,** asked how we came to the decision to tear down the existing Gates building and what the cost was save Gates, Joel said two studies showed that the cost of abatement would be \$30 million dollars instead of \$16 M including renovations because there are 6 different floor levels. Dorene asked about putting the Town Offices in the building, Larry said they did a 2 year long study and came up with a plan, but it was extremely costly, about \$40M and that was before the abatement costs. Also, Larry said you could not do a phased plan which did not make it cost effective. Dorene is concerned that people are going to be upset that Gates is going to be torn down. Larry said the building does not fit into what we need for a Senior Center. Dorene*

also thought there was a lot of roof showing in the plan and was wondering what the slope of the roof was. She also thought the other part of the building looked too contemporary.

Gordon Price, 48 Mann Lot Road, said if you look at the green area, the two story building overwhelms that area and that he liked the one story building option. He thought it would just add costs to redesign for the two story option.

Susannah Green, 337 First Parish Road, (who spoke for Emilie Green as well, same address) said that the proposal shows a road right near their property and that she thought there would be a loss of walkability. She wanted to know if they could provide some input, because they know what the current flow is today. **Joel said yes and that he could meet next week.** There was concern about how far away the parking lot will be from the chain link fence. Susannah also said the water pressure is very low in the area.

Joel said he would meet with people to explain the plan in detail and walk the site to learn their concerns as well as to explain the basis of design for how the Senior Center is located.

Andrea Hunt, 66 Mann Lot Road, said she is also concerned that the building is going to be demolished. She would like to see the building preserved, at least the main building (B-Wing). She has seen buildings in worse condition that have been restored. Stephanie said that it is not ADA compliant and in the end the decision came down to cost. Andrea thinks the demolishing costs will be higher than projected and also thought the property could be sold. Larry said we made a recommendation to the Board of Selectmen and ultimately they decided where the Senior Center would go and that they had looked into selling the property in the past and it was not worth it. Andrea wanted to save the original façade, but Joel said because it is 6 feet off the ground it would be hard to take it off and put it on the new building.

Richie Taylor, 6 Northey Farm Road, said he would like to preserve the building and he likes the two story façade. The one story did not preserve it, it was a halfhearted attempt to save the façade he thought it was better not to do it all, if the one-story was the final decision.

Steve Kirby said we cannot save the actual façade. Steve said the Commission has to decide if they want to do the two story and incur extra costs to redesign the entire building.

Larry said we could add dormers and other design elements or have the middle section come up higher. Joel added that this would add to the budget.

Jim Boudreau said the goal is to get this item ready for the April Town Meeting, but we could skip April because we want to get this right.

Gordon Price, said that seniors want a senior center that is affordable and usable, there are people that are emotionally attached to Gates. We cannot get hung up on what the front of the building looks like.

Richard Taylor, added that he is not from this area, but he loves the character of this area. People are looking back at Government Center, the South End and West End and are sorry they demolished them.

Larry asked Joel to create a plan proposal with a redesign of the building adding a two story façade for the next meeting on December 11th.

Carl asked for a bulleted one to two page handout as to why the old Gates building would not work as a Senior Center.

Reorganize the Board:

Stephen Shea said he was interested in being the next Chair.

Larry Guilmette made a motion to nominate Stephen Shea for Public Building Commission Chair for a one year period effective January 1, 2019, Stephanie Holland seconded the motion; Unanimous Vote (4-0)

There being no other business, Carl Campagna requested a motion to adjourn the meeting at 9:12 PM a motion was made by Stephanie seconded by Larry Guilmette; Unanimous Vote (4-0)

Next Scheduled Meeting: December 11 at 7:00 PM in the Selectmen's Conference Room.

Respectfully Submitted,
Lianne Cataldo (Recording Secretary)

Follow-up:

- Call buzzer for the lower level, Jessi will get a cost before the next meeting.
- Kevin Kelly to contact Beal's and O'Donoghue's regarding the current status of the library parking lot lights
- Meet with abutters of Senior Center location, old Gates site
- Redesign proposal plan for a two story façade (Joel)
- Bulleted handout as to why the old Gates building would not work for a Senior Center (Joel)

Referenced Materials

- PBC Agenda
- Meeting Minutes October 23, 2018
- BH&A Schematic Design Presentation
- Senior Center & Recreation Center Costs

On-Going:

- Request for an additional wardrobe and a bench in the men's' locker room on second floor. Pricing will be obtained to procure same as existing and presented at next meeting on 10/23/18.
- Public Safety Building Sign
- Ed asked if the electrical and heating systems contractors could come in and present to the Commission prior to their work being done.
- Commissioning services for \$7,500 that still has not been paid by Daedalus