



MEETING MINUTES
Public Building Commission
Monday, December 2, 2019
Community Room
Scituate Public Library
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; Nancy Holt, Finance Director; Steve Kirby, Vertex; Chief John Murphy, User Member; Deputy Mark Thompson, User Member; Jim Boudreau, Town Administrator, Linda Hayes, User Member

Not In Attendance: Jessi Finnie, User Member; Elizabeth Holthaus, User Member; Chief Michael Stewart, User Member; Kevin Kelly, Facilities

The meeting was called to order at 7:17 PM by Stephen Shea.

Senior Center Project Update: Steve Kirby

General Bids:

- Received 6 general bids
- In the range of \$10.2M to \$12.2M
- The low 3 were in the \$10M+ range
- DCAMM files requested for the two low bidders: Delphi Construction Inc. and GVW Inc.
- All bidders were prequalified, but reviewed DCAMM evaluations

Recommendation: Delphi Construction

- 7 files reviewed: 6 files were for private projects, 1 public project in 2018
- Scores ranged from 86-100
- Project Cost ranged between \$300,000 to \$9M
- Projects included: Churches, condos, health center, and school house
- Contacted two evaluators for references,
 1. Church project: handled issues well, a little paper heavy. Overall the project went well

2. Public project in Sandwich for restoration work under \$2M on a school house: a lot of change orders for trivial items at first, once this was conveyed to them the project went smoothly.
- Roof rebid due on 12/12. Hoping for more bids this time Sent to all prequalified bidders. Will issue a Change Order for roof cost delta between amount carried in General Bid per the bid addenda issued and the actual rebid amount (add or deduct) plus GC OH/P.

Stephen asked if Delphi the references said whether or not they were able to stay within budget, Steve Kirby said there was no indication that they went over budget on previous job.

Steve Kirby handed out a letter recommending Delphi Construction at a cost of \$10,209,350 including the allowance carried for modifications to the roof.

Carl entered the meeting at 7:27 PM

Jennifer Kuhn, 20 Carrie Litchfield, asked what public projects Delphi Construction had done, Steve Kirby said an historic 2 room school house for the Town of Sandwich. Stephen Shea clarified that they have done other public projects that were not included in the DCAM files. The referenced Plymouth project for example was not in the DCAM files Steve Kirby added.

Gordon Price, 48 Mann Lot Road, asked if the money included the repairs to the roof, Steve Kirby said yes per the allowance.

Denise Price, 48 Mann Lot Road, asked if the cost of all the subcontractor bids were included, Steve Kirby said yes.

Gordon Price asked if the general contractor would evaluate the subs and pick them. Steve said all the subcontractors are listed in the bid and they are prequalified by us.

Stephanie asked about feedback for meeting the proposed schedule, Steve Kirby said there was no pushback.

Steve explained next steps:

1. Present to Board of Selectmen to approve award to Delphi
2. Populate the contract
3. Preconstruction can be scheduled once contract is complete

Jen Kuhn asked if there were procedures for lead paint and asbestos removal, Steve Kirby said yes and that they would both be removed in the work areas.

Jen Kuhn asked about CORI reports, Steve said they will come in through Maura [Glancy] and will be kept by the Town because there is personal information in them.

Jen Kuhn asked if there would be a list of all the workers on site, Steve Kirby said there is a requirement for OSHA-10 certification and certified payroll reports so we could locate a person if there was an issue.

Jen Kuhn asked about inspections, Steve said that the project architect/engineers, both the State (elevator) and Town will inspect, as well as a third party inspectors.

Gordon Price asked if there was consideration given to the contractor meeting the schedule and not just the price. Steve Kirby said that the schedule was set in the contractor's bid.

Chief Murphy and Deputy Mark Thompson had to leave the meeting due to an emergency.

Stephen Shea made a motion to approve the recommendation from Vertex, the project manager, to award the contract to Delphi Construction located in Waltham. The company was vetted through DCAMM and references. The contract bid amount is \$10,209,350.00. The motion was seconded by Stephanie Holland; Unanimous Vote (4-0)

Public Safety Complex Update: Steve Shea

The WSP re-commission: (Kevin Kelly update provided to Stephen Shea) Project is ongoing and has gone through the checks and balances. Most of the scope of work assigned is complete and the report is due out soon. They were able to fix some of the problems: hot water, domestic water, some of the HVAC system; the HVAC in the Emergency Operations Center is still being worked on with GGD. Stephen said we will wait for final report to review and then plan next steps.

The gutter bracket replacement project: no update, **Steve Kirby will have for next meeting**

The metal outbuilding update: Ready for Certificate of Occupancy. We do not know if Jersey Barriers were put in. **Will get update from Deputy Thompson next meeting.**

Electrical issues: Mike Minchello, Kevin Kelly and GGD were looking at components that are burning out. Recommendation from Eaton was to put meters on to monitor the fluctuations.

Library Project:

The ADA-accessible walkway project: (Update provided by Stephan Shea) The Town, Contractors and design engineers did a lot of work, the walkway location is not correct for the grade. Noel is still working on a revised plan for the path. He is getting feedback from Town Departments to come up with a good solution. **Stephen will contact him to see if it can be done before winter, if not the Town will have to secure the area.**

Stephen added that the controls in the door have been completed.

Carl said he would be concerned that some of the area could be washed away in the winter if the project was not completed or the area was not secured properly.

Acceptance of Minutes:

Stephen Shea made a motion to approve the minutes from the November 12th meeting; seconded by Stephanie Holland; Unanimous Vote (4-0)

Old Business

Stephen Shea wanted to make one point of clarity from the motion that was approved in the last meeting (see below). He said that the WSP recommission services were being billed directly to Kevin Kelly for the Public Safety Complex, so the motion should have added the amendment to the Senior Center Contract not the Public Safety Complex.

The original motion below should have been made to amend the Fitzemeyer and Tocci contract not the WSP Contract.

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)

Stephen Shea made a motion to adjourn the meeting at 8:04 PM, seconded by Larry Guilmette. Unanimous Vote (4-0)

Next Scheduled Meeting: January 14th at 7:00 PM

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

Referenced Materials

- Agenda
- Meeting Minutes

Follow up Items

- The gutter bracket replacement project: Steve Kirby will have for next meeting
- Stephen Shea will contact Noel to see if ADA walkway can be done before winter if not will have to secure the area.

On-going Items

- The metal building update: It was believed the building is completed and there was a certificate of occupancy granted and Jersey Barriers put in. **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**

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.
 - completed
 - Jessi will reach out to Kevin Cafferty about the DPW having part ownership of the ADA Walkway project.
 - Stephen will email Jim to follow up on new contractor for the ADA Walkway Project
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- Shawn asked to have the new water boiler inspected so we have a paper trail.
 - 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)*
- *We will need to address the supplemental heat and cooling in the EOC. Kevin Kelly will discuss with WSP and GGD when he returns*