



MEETING MINUTES
Public Building Commission
Tuesday, June 26th, 2018
EOC, Public Safety Building
7:00 pm

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

Committee Members Absent: Elizabeth Holthaus, User Member; Michael Stewart, Police Chief;

Also in Attendance: Joel Bargmann, BH&A; Rachel Young, BH&A; Shawn Harris, BOS; Kevin Kelly, Facilities; Jim Boudreau, Town Administrator ; Nancy Holt, Finance Director; Jon Lemieux, OPM Vertex; Don Walter, Architect, Dore & Whittier; Steve Kirby, Vertex

Not in Attendance: Joe Sullivan, OPM and Noel Murphy, Oudens Ello Architecture

The meeting was called to order at 7:02 pm by Carl Campagna.

Acceptance of Minutes

Motion to approve the meeting minutes from May 29, 2018, motion to approve made by Carl Campagna, seconded by Larry Guilmette, Unanimous Vote (7-0)

NEW BUSINESS

Senior Center Project update: Jon Lemieux, Joel Bargmann and Rachel Young

Jon Lemieux

The highest ranking respondent was BH&A; Joel Bargmann was invited tonight for a meet and greet. The Vertex team and Jim Boudreau met with BH&A to confirm scope, which changed a little from the original plan, specifically what would be done with the Gates building.

A copy of the most recent scope was handed out along with the building enclosure assessment for the existing building and a tentative project schedule.

Joel Bargmann:

Rachel handed out a site plan to the Commission. Joel explained that one of the potential plans included keeping the A Wing and having it house Scituate Community TV, the Recreation Department and the Veteran's office. He further stated that if the Town wanted to connect the gym, it would have to provide handicap access and that we need to know what type of work the

gym would need to be brought up to code because it was not studied in the original plan. Joel said they have added a concept design phase to the schedule where they will look at options for attaching the senior center to the proposed wings of the Gates building. The schedule will start in the summer which means the community will not have to make any major decisions during this time when people are usually on vacation. Joel said they will the present findings of the concept design in the fall. He explained that the schedule is set up in 2 month increments. He asked when the Town meeting is and Jim said it is the second week of April. It was discussed that if the money is appropriated [at Town Meeting] that would help the bidding process.

Carl asked about the evaluation of the building, Jon said they are still working on a number because the scope has changed and depending on how much of the existing building is included (the B Wing is now being considered) that BH&A has to go back and talk to sub-contractors. Larry asked if they could separate costs from the senior center and the gym improvements. Joel said they would.

Ed DiSalvio entered the meeting at 7:15 PM.

Jon pointed out that because of the existing condition of Gates, parts of the building might not be able to be used as it may be too expensive. We will have an idea early on what the costs will be and all costs will be looked at individually.

Joel explained that the proposal has areas that say not to exceed because they did not know the specific location of the Senior Center and where and if it will connect to Gates. They just wanted to set up place holders for the areas that the exact price was unknown. Joel explained that we also have to look at hazardous materials inside and outside of building, we have to look at the roof and window on the outside and lead paint and tiles on the inside.

Jon added that the proposal is still being worked on and that this was the third revision because the scope changed he further stated that they will try to lock in the numbers by next week. Joel said he was hoping to get started next week. Jim added that the Town could have the letter of the intent done by the end of the week.

Linda Hayes asked, when would the first meeting with the public be held, Jon said not for a while that first we have to figure out the state of the Gates building. Jon said it is really 2 projects. Stephanie thought it would probably be sometime in the fall before we have user groups.

Carl asked, if the senior center was built 10 feet away and had corridor access (not exactly connected, but maybe with a canopy) would the Town still have to test for environmental issues. Joel said it is possible that you would not have to. Jon said the hazmat costs are small. You have to abate everything if we take the building down. Carl thinks attaching the building could be expensive because you would have to bring it up to code.

Ed asked about the hazmat, in regards to the PCB contamination and if the prices in the proposal accounted for a second testing cost. Jon said if there is a concern that there are hazardous he recommends that we do not test them and just assume that they are hazardous and you would not need to perform the second test, especially if it migrates it can add additional costs and time. Ed said he agreed.

Public Safety Complex Project Update: Jon Lemieux

Jon discussed two items:

Outstanding item list and the outbuilding.

The biggest unresolved issue is still the water. After the last meeting we spoke with **Allen** from GGD and we sent results to CTA informing them to replace the valves. They responded saying that we (The Town) had approved the valves that were installed. Jon then asked Jeff from CTA to get a price to replace the check valves to see if it is worth pushing back. Jon also spoke with Frank from GGD today, who said they believe there could be more Red/White valves that should be taken out. Jon also said that today they had hot water coming out of the cold faucets, which is a possible sign that all the mixing valves may have to be replaced. Jon thinks the cost will be between \$3,000 to \$5,000 to replace them and if that is the case should he wondered if we should just go ahead and replace them. Carl asked what they will use to replace them with and Jon said Watts. Carl asked where the Red/White valves where manufactured and Jon said they would not provide that information. Steven asked if they are going to do a system flush as well. Jon said he didn't know. Ed said would you suggest that the Town gets their own plumber or use **Irving**, Jon suggested using the original plumber because he knows the building and knows where all the valves are (even the ones not listed). It was discussed that Kevin's plumber Dave replaced one of the valves in the mechanical room. Ed asked if GGD spec'd out the wrong material and Jon said no that it was submitted as an equal. Ed asked about the "not to exceed" amount that the Commission needed to approve and Jon said about \$4,000 or \$5,000.

Shawn Harris asked if the inspector had looked at this issue. Jon said it is not a water issue it is an installed material issue.

Carl Campagna made a motion "not to exceed" \$5,000 which will be allocated to pay the plumber to replace the check valves, seconded made by Larry Guilmette; Unanimous vote (7-0).

Jon said that the berm in the main drainage basin was eroded and that it was fixed once already and it eroded again. When Nitsch came out in May they didn't realized it was fixed before. It was discussed that if it performing without the berm that it can be left this way.

#60 Grading as Builts: Everything seems to be draining

#53 Missing control buttons: The electrician came and put up the light but did not put in the buttons

#8 Missing electronics

#9 Install electric meter: GGD suggested Town contacts Huntington because it is a warranty issue

#21 Truck fill issued

#24 Flooring on stairs: coming tomorrow

#25 VFD Tripped: Kevin followed up with WSP and is meeting Thursday to look at VFD and temperature in the EOC (#27) and HVAC heating issues (#35)

Mark said it should be tested this weekend when the temperature is high. **Jon said we should do the July meeting in the EOC**

#30 Final Certificate of Occupancy: Town has not received civil and electrical, but everything else has been delivered

#48 Clicking noise: video was sent to Frank, he said it was the control valve attenuator, and the valve needs to be replaced. Mark thinks it should be covered as a faulty part, Jon said he will approach it that way

#64 Gutter supports rusting: **Greenwood has proposed wrapping the brackets with aluminum, that way they do not have to be taken down. Jon wanted to know if the Commission thought this fix was acceptable.**

The punch list is down to \$7000 Jon said so we are losing our leverage. **Jon said he would provide all the options at the next meeting. Want to make sure they used the correct material**

#70 Commissioning log, WSP to double check to see if it is still an open issue.

72 Sealing of electric hand hole: this is a he said, she said situation Jon said. Jon said if Kevin's electrician can fix it, we should have him price it out and that American has been fully paid. The issue is that it is getting water in it and American said it is okay because it can get wet, but Kevin's electrician said that it is not. The solution would be to raise the connections.

Metal Out Building: Deputy Mark Thompson

Mark said he got pricing, and walked through the site. He wants to make a decision whether or not to move forward. He also met with Bob Vogel and Neil Dugan to make sure we are in compliance with local codes. They made a few changes, which bumped the price up and along with the increasing cost of steel, the most recent estimate is up to \$177,000. They went back to the building company and they directed them to Reed Exterior in PA who was able to get the price down \$77,000. The building would be here in mid-August. We want to use CTA, Jon said the but there will be a markup. CTA is the General Contractor on the project and running everything through them as a change order will trigger a 15% markup, but it will allow us to manage and procure the project without having to go through a full, separate, RFP process. Jon also explained that running the work through CTA causes a problem because CTA is signatory to the Carpenter's Union which would include union pay for the forming and pouring of the foundation. **Jon suggested that Mark talks to Reed and asks them remove that part of the project from the scope/quote and then ask CTA to quote it using their carpenters.** Reed would be there on the front end and would be the ones digging the foundation hole that CTA would then install in. Once complete, Reed would come in and do the rest. **Mark said he would contact them.**

Ed has concerns with the anchor bolts if someone else does the foundation. Mark said the anchor bolts would not be part of the foundation so it is not a concern. Mark also added that Reed could back out other items if we can find someone to do it cheaper.

Ed asked how much money was left in contingency, Jon said that there is about half a million left in contingency before this project.

[Remaining Construction Contingency: \$300,930; Remaining Soft Cost Contingency: \$108,206]

There is concern that steel is going to increase and the price will go up in the next 6 to 12 months. Mark and Jon want to know if they come to the next meeting with a PR will the Commission approve it.

Stephen asked if the outbuilding was in the original plan, how did it get cut. Jon said it got cut early on because the project came in high.

Larry asked about exterior lighting, Mark said the lighting will be attached to the building.

Jon asked if we could take it to the next step, the Commission said yes, to move forward.

Shawn asked if CTA had a structural engineer and Jon said it is the metal building manufacturer that will give the approval. **Jon said it would be good to ask if they have a Massachusetts person.**

Nancy Holt:

- **Nancy asked if we were getting energy rebates, which she has asked in previous meetings. Don said he would look into it.** Kevin said he believes we should.
- Nancy asked about the 179 D request to CTA, Jon said they are not entitled to it. It is for designers only, Jon said do not return it.
- Nancy inquired whether or not we should contact DCAMM about the Red /White valves. Jon said that would be a good idea, but Jon you might want to wait until they are removed. **Jon said you could send them the report.**

Jon said he had a bill from Homeyer, Ed suggested that we pay it directly so we have a record. **Jon said he will email the bill to Nancy.**

Library Update:

Joel and Joe could not make the meeting tonight, but they provided an update via email to Ed.

Air Handling Unit (#2) repairs: They met with the Board of Selectmen and gave them an update. Work is underway and to date the compressor has been relocated and the duct silencer is in. The concrete floor will be cut out tomorrow morning and Noel will be on site during the work. The excavated soil will be stockpiled.

All work will be done by July 4th. Jessi added that tomorrow [June 27] is a complicated day and she had asked if that day could be avoided when the original schedule was made as it is the "Summer read-off". The work will take place early in the morning and Jessi is going to remind them to put up the plastic sheathing . She also said that people will still need to get to the restrooms and that she will need to use outlets in the Community Room. Jessi also explained that there is \$60,000 worth of equipment that needs to be covered up. Jessi is concerned about the dust getting into the AV system.

ADA accessible walkway which encompasses the area from the road to building, will cost \$15,000 to do all the work. **The plan is to meet with the Selectmen in July to get approval.** There was a brief discussion about the curbs and the DPW and the library having part ownership of the project and that the library portion would start at the landing in the middle of the road and continue to the walkway.

Memorial Tree was transplanted, but did not survive. It really needed to get watered and the drought from last summer killed it. **Jessi will reach out to the original donors of the tree to see if they will replace it,** but she wants to wait until the walkway is completed.

There are trees in the property line (5 or 6) that are dead and were planted to stop headlight glare. **The GC is aware that they need to be replaced and they are waiting for the GC to make a date to replace them. Jessi said there are other trees onsite that may need to be replaced as well.** Larry asked if this was an outcome of Noel walking the property, Jessi said no and Larry said he does not remember this issue being brought to the Commission in prior meetings and Jessi said she might not have mentioned it to the Commission. Ed wanted to know if Jessi was in touch with Noel and she said yes and she added that she does copy Joe on all communications.

Jessi said they still have not had a final walk through of the building and there are a few small unresolved issues they need to address. Ed said he will email Joe and cc Conrad.

Kevin said the dimmers for the street lights are on his radar and that our electrician ordered them and they should be here in a couple of days. He explained that we are getting two prototypes one to bring the parking lot lights down 50% and the other one will bring them down 30% starting at 9:00 PM. Once they are installed, we will decide which ones to use or both depending on the location of the light.

Bob Beal (101 Branch Street) said the lights are a big issue for him and his family. They have leaf cover now, but when the trees are bare they get flood lights and head lights shined at their house. The lights are not baffled, Bob said, and therefore the light is not contained so there is a lot of spill over. When they reconfigured the new library the parking lot changed and it is now aimed directly at their house. People are on conference calls in their cars and their headlights go directly into their house. Bob said they have been very patient and they were told at the beginning of the project that it was not going to be an issue for them.

Ed said he will talk to Joe to see what happened with the installation of the light fixture baffle trims.

Stephen O'Donoghue (88 Branch Street) said we bought houses near the library, but this is not the library that we moved next to. We do not have any privacy. He has offered to pay for a tree and he feels it is just unfair and it is encroaching on our privacy. **Jim said to give Kevin their contact information to give feedback on if the dimmers solve the problem. Jim said once the walkway is in, they can plant trees for screening.** Jim said the dimmers will be in before the leaves fall off the trees. Larry added that we have discussed baffling in this meeting before. Stephanie thought that Joe was going to look into it. Shawn said this is not the first time he has heard this issue either and that he felt they have been good neighbors and have put up with a lot during the building of the library. Shawn did not think a tree in the winter would help Stephen's issue, but Stephen said the building only stays lit until 9:00. **Jim said once the electrician is there have him price out the baffles.**

Stephanie asked Ed to include this issue when he emailed Joe and Noel. **Ed told the Beal's and Stephen O'Donoghue that he would reach out to the project manager and the architect about this issue.** If the dimmers do not solve the problem, then they will install baffle trim to the lights.

There being no other business a motion to adjourn the meeting at 8:53 PM was made by Carl Campagna and seconded by Larry Guilmette, Unanimous Vote (5-0)

Next Scheduled Meeting: July 31 at 7:00 PM in the EOC.

Respectfully Submitted,
Lianne Cataldo (Recording Secretary)

Follow-up:

- Hand holes are open and water is in the conduit: Kevin said he would have his electrician put a proposal together

- Gutter brackets rusting: Greenwood has proposed wrapping the brackets with aluminum. Jon said he would provide all the options at the next meeting.
- Mark Thompson to contact Reed and ask them remove the pouring of the foundation from their quote and then ask CTA to quote it using their carpenters
- Check to see if Reed has a Massachusetts person for structural engineering approval for outbuilding
- Jon to email bill from Homeyer to Nancy.
- Don to provide Nancy Holt with Energy Rebate Information
- DCAMM notified about Red/White valves
- Final library walk-through, still a few small unresolved issues they need to address. Ed said he will email Joe and cc Conrad.
- Ed to contact the project manager and the architect about outstanding issues regarding the library, parking lot lights and ADA walkway and landscaping:
 - Meet with Board of Selectmen for their July meeting regarding ADA walkway to release the contingency funding and then present this matter at the July PBC.
 - Direct the contractor to replace the trees that have died along the property line and well as other plantings that may need to be replaced.
 - Light fixture baffle trim: why was it not installed and what would the cost be
 - Kevin to collect contact information from neighbors of library to provide feedback on the dimmers.
 - Jim said once the walkway is in they can plant trees for screening the library lights.
- Memorial Tree did not survive. Jessi will reach out to the original donors of the tree to see if they will replace it once the walkway is completed.
- Move July meeting to the EOC

On-going Items:

- Conservation has to approve the trail behind the fence at PSB. Jon said he would contact Amy. Kevin said to involve Mike Stewart
- Jon wants update on helipad area draining: Chief Murphy to provide update
- Final pricing for lights and a windsock are for Helipad area: Chief Murphy will send update to Jon
- Outbuilding needs approval from Conservation

Referenced Materials

- PBC Agenda
- Meeting Minutes
 - May 29, 2018
- Building Enclosure Assessment
- Senior Center Project scope
- Senior Center site design
- Tentative Senior Center project schedule
- Public Safety Building Outstanding Issues/Items Spreadsheet