



**MEETING MINUTES**  
**Public Building Commission**  
**Tuesday September 13, 2016**  
**Scituate Maritime Center**  
**7:00 pm**

**Present:** Ed Disalvio, Carl Campagna, Larry Guilmette, Stephanie Holland, Karen Canfield, Lieutenant Mark Thompson, Deputy Al Elliot, Jessi Finnie

**Not in Attendance:** Patricia Vinchesi, Chief Mike Stewart, Chief John Murphy, Mike Heger, Toni Snee

The Meeting was called to order at by 7:05pm by Ed Disalvio.

**Acceptance of Minutes**

**Move that the Public Building Commission approve the meeting minutes for the August 23, 2016 meeting. Motion by Carl Campagna Second by Stephanie Holland Unanimous Vote (4-0) with correction to be made on library PCO#88.**

**New Business:**

**Public Safety Complex Updates**

The following are updates/observations from September 7 site visit (present: Alan Brown— Dore & Whittier, Laurie Bates— Vertex, and Steve Theran—Vertex).

1. VR/AIB work is ongoing
2. Concrete Masonry Units (CMU) are being finalized at the Detention area
3. Gypsum Wallboard is being installed on the second floor.
4. Blocking at interior walls is ongoing. Not all have been installed yet
5. Fire Protection lines and other plumbing lines are ongoing.
6. Other mechanical work is being performed on first and second floors
7. Roofing work has progressed. Insulated Roof Boards are being installed above the Detention Area roof
8. Work at the mock-up on the fascia and soffit is in progress. The gutter does not include brackets as required by drawings and Specs. Refer to Detail C8/A3.50. CTA to confirm size of downspout. John Dillon said he has discussed with his sub-contractor,
9. Additional windows have been installed.
10. Earthwork at the northeast corner of the site is ongoing.
11. Derenzo is starting the final rain garden at the front, along Route 3A. All other rain gardens are near completion.
12. Pump house walls are being sheathed.
13. Sallyport floor slab is being protected by “homosote” boards
14. The steel for Stair No. 1 is in place. Waiting for the stair pans to be filled with concrete.
15. Met with Bob Vogel (AHJ) regarding the rated steel door frames between the App Bays and TOG Room and Kitchen. He said it would be acceptable that the frames do not have to have labels

on them especially since the primary ones are grouted full with concrete. A separate memo acknowledging this will be prepared.

Jon Lemieux provided further updates. He said that the progress is great. The remainder of the windows are about to be going in. The apparatus trench drains are going in soon. The overall site work is going well. The berms will be smaller as anticipated- open up area for helipad, 50-60 men on site everyday. The exterior siding will be going up in the near future. Studs are up and dry wall is going up.

As of right now, there is over \$263,000 in contingency. There's a total of \$361,000 if we approved all of them. A number of PCO's are still out there.

They are at 59% stage completion of construction. The Town records show \$7,119,439.33 in current construction costs.

1. Application of payment: CTA Construction Co Inc. invoice #9 in the amount of \$1,288,083.14 (invoice construction costs for the period ending August 31, 2016. ***Motion by Stephanie Holland second by Carl Campagna (6-0)***)
2. CTA has proposed more material for different approach for water, adding an extra roof drip edge. \$2,500 in verbal quote but have they already begun installation. Vertex looking for approval if they do not exceed a certain amount until paperwork is in. Vertex wants written PCO ASAP. ***Motion to not exceed \$2,500 in materials for extra roof drip edge by Carl Campagna second by Stephanie Holland Unanimous vote(6-0)***

Installation of grass: CTA owns labor for watering certain things. Faced with two things: Pay for water truck to come in and water everything (\$50,000 roughly to water everything in specs for this fall). Alternative is that CTA will do it in the Spring, but CTA saying that it will cost a lot more. Vertex is recommending doing some of the seeding because winter weather can cause problems with water running through dirt. We should stabilize berms, so soil doesn't erode. If planted in the Fall, CTA will warranty anything that doesn't grow. Vertex will get a CCD or PCO from CTA then will approve within the next few weeks. If there were a turn of events with weather (water), then we don't have to pay for a full amount.

## **Review all Pending Change Orders (PCO)**

### **Library Project Updates & Review**

Joe Sullivan was present to provide updates on the library construction.

Progress Report as of 9/13/16:

1. Framing on lower level is complete
2. Framing is nearly complete in the South West Wing Administration
3. Framing has begun in the main section of the library
4. Lift has been provided lantern work with MEP's
5. Trim has been done on a window for architect review and approval
6. Insulation has begun on the soffits and delivery of the batt insulation is for Thursday
7. Roof along the West, North and South Elevation is complete. The East elevation is approx. 50% complete
8. Paving is scheduled for Friday September 16, 2016
9. Curbing is scheduled for next Wednesday September 21, 2016
10. Electrical Rough is 50% complete
11. Permanent Power Work is ongoing. Transform pad has currently been placed
12. Final landscaping is scheduled to be installed the first week of October

Landscape architect responsible for watering. They would like to get it done in the fall. We will have a year warranty on plantings.

As of 9/12/16 the construction total is \$8,488,000.00. Errors and omissions total \$155,449.88 (1.83%) and Unforeseen costs total \$798,910.12 (9.41%). Joe Sullivan thinks that it will be tight to get to the end of this project on \$109,978.47 remaining on our contingency budget. He will most likely go to the Board of Selectman to update them on the budget status.

## Review all Pending Change Orders (PCO)

1. PCO#39-R **\$4,391.52** This PCO addresses additional concrete work that was required a column lines 2 & E (where the new addition and existing building come together) and at a foundation shelf at the entry lobby. The asbestos mastic at 2 & E required a different approach for removal of material during demolition and resulted in some additional work to seam the new and existing back together. At the front lobby, a cavity behind removed brick was deeper than anticipated and needed to be filled in. *Motion to approve additional concrete in the amount of \$4,391.52 by Stephanie Holland second by Larry Guilmette Unanimous vote (6-0)*
2. PCO#60 **\$9,476.99** Attic heat requirements. The mechanical engineer showed attic heating units on their drawings on the upper level in symbol form only. There were no notes and therefore the scope of the work was not picked up by Castagna's filed sub bidders. *Motion to approve attic heat units in the amount of \$9,476.99 by Carl Campagna second by Karen Canfield Unanimous vote (6-0)*
3. PCO#63 **\$1,836.80** AHU 2 make-up air per RFI #124 response. The duct work show on the bid documents would have resulted in a large grille on the front face of the building. This PCO addresses re-routing the duct so that it can be concealed in the soffit below the bay window. The route is a more difficult, but do-able route, resulting in some added expense. *Motion to approve AHU re-routing duct work in the amount of \$1,836.80 by Carl Campagna second by Jessi Finnie Unanimous vote (6-0)*
4. PCO#65 **\$9,010.50** Furnace and boiler intakes. Six boiler intakes and one water heater intake shown on the bid documents did not fit in the areaway above structural steel and had to be re-routed to a higher location, which required more piping and a new opening in the east façade (the new pipe opening is fortunately concealed behind a condensing unit fence enclosure). *Motion to approve furnace and boiler intakes in the amount of \$9,010.50 by Carl Campagna second by Larry Guilmette Unanimous vote (6-0)*
5. PCO#71 **\$858.14** Additional custom connections/welding. This additional steel and welding addresses a field condition and dimensional discrepancy. *Motion to approve additional custom connections/welding in the amount of \$858.14 by Carl Campagna second by Karen Canfield Unanimous vote (6-0)*
6. PCO#77 **\$2,822.24** Lintel-duct conflict. This addresses a proposed duct route that conflicts with an existing door opening that is no longer serving a purpose within the new library. *Motion to approve lintel-duct conflict in the amount of \$2,822.24 by Carl Campagna second by Larry Guilmette Unanimous vote (6-0)*
7. PCO#82 **\$1,982.40** LVL connection details and bracing at corner of H/7. This provides for additional structural bracing required at the corner column within the Quiet Reading Room. *Motion to approve LVL connection details and bracing at corner of H/7 in the amount of \$1,982.40 by Carl Campagna second by Jessi Finnie Unanimous vote (6-0)*
8. PCO#83 **\$1,136.77** Additional plumbing per ASI 019. This accounts for rerouting of piping within the Teens Room. There is limited ceiling height in this area and with all the services (and associated hangers and minimum clearances) required to pass through this finished space in close proximity to the windows, an alternative

solution was devised to improve upon the bid document strategy. ***Motion to approve additional plumbing Per ASI 019 in the amount of \$1,136.77 by Carl Campagna second by Larry Guilmette Unanimous vote (6-0)***

9. PCO#89 **\$7,317.73** Fin Tube Radiation RFI 185. Floor radiation units next to the large expanses of windows at the upper level were specified as bare elements without covers. This PCO adds the radiation covers that should have been specified. ***Motion to approve fin tube radiation, RFI 185 in the amount of \$7,317.73 by Carl Campagna second by Stephanie Holland Unanimous vote (6-0)***
10. PCO#90 **-\$1,059.00** This PCO covers a light fixture credit for the deletion of F20 track and seven heads in the Children's Program Room per decisions made in the 6/29 Lighting Control Meeting. ***Motion to approve a light fixture credit in the amount of \$1,059.00 by Carl Campagna second by Stephanie Holland Unanimous vote (6-0)***
11. PCO#92 **\$1,276.80** Attic Access Framing- this PCO provides for a new access hatch to attic space about SW Wing. Previously, the trusses would have prohibited any meaningful use of the attic space. The hatch offers flexibility for future use of portions of the SW Wing attic. ***Motion to approve attic access framing in the amount of \$1,276.80 by Carl Campagna second by Stephanie Holland Unanimous vote (6-0)***
12. PCO#95 **\$996.80** Plywood sheathing will be added behind the west wall surface in the History Room. This additional plywood offers mounting flexibility for Town of Scituate art and artifacts within the History Room. ***Motion to approve plywood sheathing in the amount of \$996.80 by Stephanie Holland second by Larry Guilmette Unanimous vote (6-0)***

Commissioning Agent WSP is also doing the Public Safety Complex and the Middle School. Joe Sullivan is looking to engage with WSP. Daedalus has received a \$7,500 proposal from WSP. Joe Sullivan had \$20,000 in the budget for Commissioner. That is \$12,500 that will be moved into contingency budget. ***Motion to approve WSP as mechanical commissioning services in the amount of \$7,500 by Carl Campagna second by Larry Guilmette Unanimous vote (6-0)***

Voice & Data Cabling: ***Motion to approve Harbor Networks to install voice and data equipment in the amount of \$23,236.60 by Carl Campagna second by Jessi Finnie Unanimous vote (6-0)***

Wifi needed for the library is a total of \$18,620 ***Motion to approve Ayacht to install the wifi in the library in the amount of \$18,620 by Carl Campagna second by Stephanie Holland Unanimous vote (6-0)***

Requisition#12 completion at 58% through end of August \$801,590.29 ***Motion to approve application for requisition#12 in the amount of \$801,590.29 by Carl Campagna second by Larry Guilmette Unanimous vote (6-0)***

Schedule: contractors are saying mid to end of February 2017. OPM and architects will be meeting with the contractors to discuss the schedule and that they don't think they should be entitled to any additional requisitions because of any delay.

Jessi Finnie commented that Public Safety Complex and Library will be trying to wrap up around the same time. The IT people might be taxed. Larry Guilmette brought up that the mechanical commissioning agents should help with that. Jessi talked about living up to the promises of what was promised- how much shelving is required to hold the promised volume of books, certain amount of seating, etc.

## **Adjournment**

There being no other business a motion was made by Karen Canfield to adjourn at at 9:10pm, second by Stephanie Holland Unanimous vote (6-0)

Respectfully Submitted,

Kelli Rodgers  
Recorder

## **List of Documents for August 9, 2016 Public Building Commission's Meeting**

- Agenda
- 8/23/16 Meeting Minutes
- Daedalus Progress Report (dated 9/13/16)
- Library Project Contingency Log (9/12/16) Summary
- Daedalus Monthly Construction Management Report (8/31/16)
- Vertex Construction Update (9/13/16)