



**MEETING MINUTES**  
**Public Building Commission**  
**Tuesday December 13, 2016**  
**Board of Selectman Hearing Room**  
**7:00 pm**

**Present:** Larry Guilmette, Carl Campagna, Jessi Finnie, Karen Canfield, Deputy Chief Mark Thompson, Shawn Harris, Patricia Vinchesi, Deputy Al Elliot, Ed DiSalvio

**Not in Attendance:** Toni Snee, Chief Mike Stewart, Chief John Murphy, Stephanie Holland

The Meeting was called to order at by 7:01pm by Ed DiSalvio.

**Acceptance of Minutes**

**Move that the Public Building Commission approve the meeting minutes for the November 22, 2016 meeting. Motion by Patricia Vinchesi Second by Larry Guilmette Unanimous Vote (5-0).**

Ed DiSalvio discussed the upcoming meeting schedule. The Commission decided to skip the December 27, 2016 meeting. The Commission will continue to meet on the opposite Tuesday night of the B.O.S. meetings. Joe Sullivan (library project) suggested we continue to meet bi-weekly through the end of January.

**New Business:**

**Library Project Updates & Review**

Joe Sullivan was present to update the Commission on the current status of the library project. The library is at 81% completion. The dry wall on the lower level is nearly complete. Upper level dry wall is ongoing. Southwest wing is nearly complete on dry wall. The exterior of the building is nearly complete. Final pavement will be held off until early spring. The temperature must be acceptable for the pavement to be done. Permanent power should be done within the week. Temporary heat has been running in the building. Shawn Harris requested that the G.C. be responsible for snow removal if there's not final pavement down. He wouldn't want the D.P.W. to damage anything as they're not as familiar with the layout yet.

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

- **PCO#56 R-1 Shoring Extended Rentals \$10,700 Motion to accept Shoring Extended Rentals in the amount of \$10,700 by Carl Campagna second by Jessi Finnie Unanimous vote (6-0)**
- **PCO#57 R-1 Added insulation and stone for drainage at lower level main library \$4,637.23 Motion to approve added insulation in the amount of \$4,637.23 by Larry Guilmette**

**second by Carl Campagna Unanimous vote (6-0)**

- PCO#78 framing connection details light monitor \$3,673.60 Ed DiSalvio asked Joe if we've gone over these PCO's in the past. Joe said yes, we have. **Motion to approve framing connections in the amount of \$3,673.60 by Carl Campagna second by Jessi Finnie Unanimous vote (6-0)**
- PCO#80 R-2 cost associated with providing temporary power and lights \$12,866.75. Joe said the language was not clear in the original bid document. Joe said it was something he worked hard on. No one really owned temporary power. Castagna Construction originally wanted \$30,000. **Motion to approve temporary power and lights in the amount of \$12,866.75 by Karen Canfield second by Patricia Vinchesi Unanimous vote (6-0)**
- PCO#94 R-1 additional spray foam insulation at soffits \$8,925.00. This additional cost was a result in the removal of the roof. There was a space that needed the additional insulation. **Motion to approve additional spray foam in the amount of \$8,925.00 by Jessi Finnie second by Larry Guilmette Unanimous vote (6-0)**

There was a break to discuss the contingency log. Patricia was concerned because the Commission was approving a decent amount of PCO's. She questioned whether Joe would need to go before the Board of Selectman for more money. Joe does not think that will be necessary. Conrad Ello said there might be money from the furniture/shelving budget to transfer over.

- PCO#102 R-2 extended conditions through 2-28-2017 \$45,000. This is a lump sum change order to cover the additional time required for unforeseen conditions and change orders as discussed on site between OEA/CCC and DPI on 9/19/16. This was negotiated over several meetings. If they go beyond this date, they will not be given any more money. Discussion over the letter that will be presented to the G.C. was had. Patricia said it would be a good idea to have Town Counsel review the letter. **Motion to approve extended conditions in the amount of \$45,000 by Patricia Vinchesi second by Larry Guilmette Unanimous vote (6-0)**
- PCO#110 additions of Batt Insulation at SW wing, adding soffits RFI 219 \$2,697. **Motion to approve additions of Batt Insulation at SW wing in the amount of \$2,697 by Carl Campagna second by Jessi Finnie Unanimous vote (6-0)**
- PCO#120 furnish and install access panel for heat trace \$445.82 **Motion to approve access panel in the amount of \$445.82 by Larry Guilmette second by Carl Campagna Unanimous vote (6-0)**
- PCO#123 change of size of eye wash station \$510.95 The original eye wash station was too large for the space in the mechanical room. They would not take the original back without a discounted credit. The Town could use it somewhere else, but Joe will look into a credit. **Motion to approve eye wash station in the amount of \$510.95 by Carl Campagna second by Larry Guilmette (5-1) opposed by Patricia Vinchesi**
- PCO#124 change of flue pipe size from 2" to 4" per RFI/ASI 22 \$2,309.06 **Motion to approve change of flue pipe size in the amount of \$2,309.06 by Larry Guilmette second by Carl Campagna Unanimous vote (6-0)**

Payment Requisition #15 through November 30, 2016 in the amount of \$458,765.69  
**Motion to approve application of payment requisition #15 in the amount of \$458,765.69 by Karen Canfield second by Larry Guilmette Unanimous vote (6-0).**

Karen Canfield had an updated report for the Library for the Town website, library website and Library Foundation page. It was approved unanimously.

Jessi Finnie asked if the renovated portion and the new portion needed to be recognized separately. Patricia Vinchesi said that the original plaque needs to be kept because this is a renovated building. It wouldn't be fair to the people 30 years ago that decided on that plaque. Karen suggested that it could go in the artifacts/history room. Patricia said that would be a good idea. Jessi said she was just trying to decide how to acknowledge the "new building" and the "renovated building."

Jessi Finnie brought quotes for the alarm system. Security alarms will also monitor the fire alarms.

1. Flight (Kevin Kelly would prefer to work with) has a radio control system. \$8,971.55
2. Atlas Alarm was used in the previous library \$8,299
3. Signet refused to give a quote.

Jessi would like to go with Flight because that is Kevin Kelly's first choice. The Commission unanimously approved the Flight alarm company in the amount of \$8,971.55.

Joe Sullivan will go in front of the Board of Selectman in regards to the furniture next week, 12/20/16.

### **Public Safety Complex Updates**

Don Walter and Steve Haskell from Dore & Whittier; and Jon Lemieux from Vertex was present to update the Commission on the Public Safety Complex. Pictures were presented. The exterior is nearly complete. The interior is progressing. Carpets, cabinets, ceiling tiles, and trim are continuously being installed. Today and tomorrow the mast arm is being installed and the antenna is being delivered tomorrow. As the rooms are being finished, they try to close the doors. Painters will put signs up to tell people when a room is finished. They will move from the police side to fire and start from the top and move down. There are 40-50 people on site every day. The elevator is being worked on.

CTA had requested 19 additional days. Vertex went back with 10- CTA countered with 15. They will not be seeking additional general conditions. They asked if the Town would switch utilities on the substantial completion date in February 21. Patricia doesn't understand why the Town would take over utilities until the official substantial completion. Patricia said that there is a March 1, 2017 "911" date from the State. 911 will be providing new equipment from General Dynamics. Our current 911 is Verizon. It will be an issue not being able to switch 911 in the new P.S.C. on the March date because it could take possibly months to get a new date. If that happens, people would need to stay in the old police building to answer 911 calls until it's switched. Jon suggested paying overtime to get a couple extra hours from people each day going forward to catch up. Carl asked if

we could put “not to exceed” on jobs. Jon said that we have PCO’s with hours. Mark Thompson asked if there was a scope of what the Town would be looking at with overtime hours. Jon does not think it would be substantial. Al Elliot asked about when the mechanical commissioning would take place. Jon would look into it. Carl asked about the exterior/landscaping. Jon said there will be issues- not everything will have survived but things will be warranted. He said it’s looking pretty good.

There was discussion about the traffic lights- whether they will flash yellow continuously. Al Elliot thinks it will not flash yellow. Mark Thompson said Mass DOT may dictate how it needs to operate. It was not definitive how it will operate at this meeting.

Mark Thompson will look into the situation with the State/911 if there’s a rescheduling option that won’t put the Town far out. Jon said that CTA should be able to get the dispatch room ready so that General Dynamics can come in and install equipment. The bigger question may be the “official switch over” date. Mark asked if dispatchers can be put in for training prior to the Town officially taking over the building. It will need to be discussed with CTA. Patricia would like to see dispatch being the last to enter the building. Mark said that dispatchers run the building with door openings in addition to answering phone calls. When Mark calls the State, he will ask if they can change our March date to April 3, 2017.

The budget was reviewed. Jon said that the Town is in excellent shape with the contingency log. There were five PCO’s to review at this meeting. One was a credit.

Derenzo has not paid for police details which they requested in the amount of \$2,453.97 which Jon will look into.

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

- PCO#57 proposal to provide one additional security camera in Corridor 132 per PR#38 in the amount of \$4,048.86. **This PCO was rejected.**
- PCO#66 proposal for the volume control and Amp-mixers per PR#43 dated 10/20/16 in the amount of \$6,809.69. **Motion to approve volume control and Amp-mixers in the amount of \$6,809.69 by Larry Guilmette second by Carl Campagna Unanimous vote (5-0).**
- PCO#68 proposal for the installation of two new double data outlets at the cable tray in the Radio Room per PR#45 in the amount of \$1,026.61. **Motion to approve cable tray data outlets in the amount of \$1,026.61 by Carl Campagna second by Larry Guilmette Unanimous vote (5-0)**
- PCO#73 proposal to provide replacement fire rated doors for openings#110 and #113B in the amount of \$1,561.27. The costs to revise the rating at these doors was previous submitted as part of PCO#38 and was approved as part of Change Order #6. However, PCO#38 stated the proposal was valid until 9/21/16 and the doors were released on 10/4/16 because of concern for material lead times. Change Order#6 was signed by D&W and the Town of Scituate on 10/11/16. CTA requests that a CCD be issued for this work to avoid any delays that may result from the change order approval process. Ed

requested that D&W look into sending the other doors back for credit. **Motion to approve replacement fire rated doors in the amount of \$1,561.27 by Larry Guilmette second by Carl Campagna Unanimous vote (5-0).**

- PCO#74 boulder removal credit in the amount of \$3,330. **This was tabled to question why the Town would only get 90% back.**

Application of payment requisition#13 in the amount of \$1,682,944.42 through November 30, 2016 to CTA Construction Co. Inc. Request for Pavillion to produce a proper title transfer. **Motion to approve payment requisition#13 in the amount of \$1,682,944.42 by Carl Campagna second by Larry Guilmette Unanimous vote (5-0).**

### **Adjournment**

There being no other business a motion was made by Ed DiSalvio to adjourn at 9:33pm, second by Larry Guilmette Unanimous vote (5-0)

Respectfully Submitted,  
Kelli Rodgers  
Recorder

**List of Documents for December 13, 2016 Public Building Commission's Meeting**

- Agenda
- 11/22/16 Meeting Minutes
- Vertex Construction Update/Action Items Booklet
- Scituate Town Library- Contingency Log and PCO's
- Scituate Town Library- Monthly Progress Report November 30, 2016