

APPROVED 4/20/2022

BUILDING FACILITIES CONSTRUCTION COMMITTEE
THURSDAY, JANUARY 20, 2022
RESOURCE ROOM

Attendance: Chair Shirley Moczynski, Vice-chair Virginia Howe (remotely), Linda Brown, Fred Fontaine, Matt Wojcik Town Administrator, Matt Benoit Community Development Director

Absent: Sean Holland - Excused

Chair Shirley Moczynski opens meeting at 4:10 PM

Business:

(4:10 PM) (0:40) 1. Library (#2012-01) – Possible Votes

Matt Wojcik reports that the quotes came in over 50k so they will have to advertise for the ceiling project. Shirley spoke about the need to set up an ADA committee so that they can go forward with the grant.

(4:12 PM) (2:24) 2. Green Energy – Possible Votes

No new update, status is that the annual report was sent in and have not heard back from Kyle Brown.

(4:13 PM) (3:05) 3. Municipal Backup Generator (#2019-10) – Possible Votes

The designer came in to do the walk through on January 5th, 2022, and generators are on back order at least a year out. Howard Gerber of MacRitchie Engineering will come and brief the Building Committee in person when the first set of plans is done.

(4:15 PM) (5:22) 4. Badluck Pond Outlet Bridge (D-09-027) (#2019-040 – Possible Votes

The bridge will remain closed until the spring due to the need for warmer weather to put the asphalt down properly. The water flow under the bridge is at the flow it is supposed to be now that the drains are unclogged, and the beavers and beaver dams have been removed. The town has obtained the approval of DOT to extend the grant approval till the spring, and it looks like the project is still on budget.

(4:21 PM) (11:35) 5. Municipal Fire Alarm (#2019-03) – Possible Votes

Currently still on hold until the roof is done.

(4:21 PM) (11:45) 6. Municipal Gymnasium Windows (#2019-01) – Possible Votes

Two days ago, the Town of Douglas finally received the full quote, the shades are what was being held up. The cost of the shades put the quote over the threshold to advertise. So, Matt Wojcik will have to advertise for two weeks for the project in the central register. The Town will have a contractor do the work and the Town will also have to coordinate the asbestos removal contractor with the window replacement contractor.

(4:23 PM) (13:40) 7. Public Safety Radio System (#2020-02) – Possible Votes

The town has signed and finalized the license agreement to be on the industrial communications tower in Webster. The Town is working with American Tower (the owner of the monopole on Church Street on the water tower) to figure out the space needed going forward. The final piece is the high

school and access to the roof, currently the work for the installation of the conduit and broadcast on the roof will be done during February vacation. We are on schedule to have the public radio up and running by the end of the summer.

(4:28 PM) (18:07) 8. Municipal Main Roof Replacement

Matt Wojcik would like to add to this discussion the Municipal Air Conditioning that was approved about a year ago at town meeting for 56k. There are 2 units in the building and 4 units on the roof, 2 have completely rotted out in the last 24-25 years and recently the third unit on the roof has failed. The repair/replacement was specked at 53k for everything. Matt would like to consult with the town legal council to see if they can go ahead with the project as an emergency now that they are down to only one unit for heating and cooling the second floor and not have to advertise or do minimal advertising. Matt would like to get the units done before the roof so that the new roof isn't damaged by installing the new units.

(4:28 PM) (28:50) 9. Status of Oil Spill – Possible Votes

One of the groundwater wells came back with a positive sample in it and therefore triggered the threshold for a tier one monitoring site. We are still within the budget estimated by the consultant. The air quality testing in that area of the building came back fine. Another piece of this is the replacement of the day tank and pump assembly

(4:43 PM) (33:05) Matt Wojcik would like to encourage members to watch the videos of the public safety complex conversation.

(4:45 PM) (35:24) Fred Fontaine would like to ask more about the ADA Committee for the Library. Matt is going to have Lisa put on the Select Boards agenda to start the process of getting an ADA Committee together so that they can move forward with the grant process.

(4:59 PM) (49:41) Minutes – Possible Votes

- 6/16/21, 7/20/21, 8/18/21, 10/7/21, 12/15/21

(5:00 PM) (50:18) Motion to approve the minutes for 6/16/21 as presented made by Linda Brown, seconded by Fred Fontaine. All members in favor.

(5:03 PM) (53:08) Motion to approve the minutes for 7/20/21 as amended made by Linda Brown, seconded by Fred Fontaine. Roll call vote – Linda Brown, Fred Fontaine, Virginia Howe and Shirley Moczynski in favor.

(5:05 PM) (55:52) Motion to approve the minutes for 8/18/21 as amended made by Linda Brown, seconded by Fred Fontaine. Roll call vote – Linda Brown, Fred Fontaine, Virginia Howe and Shirley Moczynski in favor.

(5:07 PM) (57:30) Motion to approve the minutes for 10/7/21 as amended made by Linda Brown, seconded by Fred Fontaine. Roll call vote – Linda Brown, Fred Fontaine, Virginia Howe and Shirley Moczynski in favor.

(5:09 PM) (59:14) Motion to approve the minutes for 12/15/21 as amended made by Linda Brown, seconded by Fred Fontaine. Roll call vote – Linda Brown, Fred Fontaine, Virginia Howe and Shirley Moczynski in favor.

Upcoming Meetings – Possible Votes
February 16, 2022

(5:10 PM) (1:00:44) Motion to adjourn made by Linda Brown, seconded by Fred Fontaine. Roll call vote – Linda Brown, Fred Fontaine, Virginia Howe and Shirley Mosczynski in favor.

Respectfully submitted,

Stephenie Gosselin
Recording secretary