

BUILDING FACILITIES CONSTRUCTION COMMITTEE
WEDNESDAY, FEBRUARY 22, 2023
RESOURCE ROOM

Attendance: Chair Shirley Mosczynski, Linda Brown, Ray Clontz, Fred Fontaine, Bob Werme, Matt Benoit Community Development Director, Matt Wojcik Town Administrator (remotely)

Chair Shirley Mosczynski called the meeting to order at 4:04 PM

Business:

1. (4:04 PM) (0:30 TS) BOS Assignment – Needs assessment and feasibility considerations supporting options for Public Safety and/or Highway Department Building projects.
 - a. Review of applicant proposals and possible recommendations to the Board of Selectmen. Fred Fontaine chose RGB, HKT and Context as his top 3 vendors, they all seemed qualified. Context did seem to have many current projects going on so he stated if that would be a concern or not, and that RGB was his first choice of the three, then Context and 3rd HKT. Mr. Fontaine felt that the other two companies (Weston & Sampson and Liro) proposals seemed general and not specific to Douglas needs. Linda Brown stated that she liked Weston & Sampson and would be her first choice, she feels they addressed everything in their proposal, she felt the same about Liro as Mr. Fontaine. Ms. Brown stated that HKT had no financials and a lot of outside consultants, and small number of staff. Ms. Brown stated that Context also did not give any financials, but they did do the Uxbridge Fire Station so the committee could ask Uxbridge how they liked them. Ms. Brown stated that RGB did not give any financials either but they did give a completion schedule, and they have done no new construction only renovations, and their availability is 45%. Ms. Brown's 2nd choice would be Context and 3rd would be RGB. Bob Werme stated that his first choice is HKT followed by Context and Weston & Sampson equally. Shirley Mosczynski's first choice is Weston & Sampson, 2nd choice RGB and 3rd choice Context. Ray Clontz first choice is Weston & Sampson, 2nd choice Context and 3rd Liro. The discussed the votes and came up with Weston & Sampson as first choice and Context as second choice and third choice RGB.
(4:23 PM) (19:03 TS) Motion to recommend to the Board of Selectmen Weston & Sampson, Context and RGB for consideration for the project made by Linda Brown, seconded by Ray Clontz. All members in favor.
Linda Brown had a question about one of the sites for this project, the one behind the soccer fields. She stated that she looked it up and that it was protected land and asked if Mr. Benoit could look into that for the committee and maybe get some more information from Conservation possibly. Mr. Benoit stated that he will look into that concern, he also stated that the site Ms. Brown used to get the land information has been proven just a resource for information but not something, you can rely on for specific protected areas.
2. (4:26 PM) (22:40 TS) Administration report on projects in progress:
 - a. Status of Oil Spill
Mr. Wojcik is not exactly sure where the town standing is with the closure report from 12 Environmental, but he stated the day tank is operational and the alarm notification devices have all been installed.
 - b. (4:28 PM) (24:48 TS) Green Communities
The towns new project expeditor has finished their reviews at all facilities and they are in the process of producing reports for the town for items to recommend so the town can

apply for the next round of Green communities grants. The other project is completely closed out.

- c. (4:29 PM) (25:35 TS) Municipal Backup Generator (#2019-10)
Town is still waiting for the arrival of the generator.
- d. (4:29 PM) (25:52 TS) Municipal Fire Alarm (#2019-03)
This item is on hold until the Municipal roof is completed.
- e. (4:30 PM) (26:07 TS) Public Safety Radio System (#2020-02)
Mr. Wojcik stated that this project is fully complete, with final closure and acceptance to do. The Police, Highway, Water and Fire Departments are all using the new system, and Mr. Wojcik stated that the project is pretty much on budget.
- f. (4:33 PM) (29:35 TS) Municipal Main Roof Replacement
Adam Furno had a roofing contractor come in and help them write the specifications for the project and they may pursue a small outlay for an architect because Selectman Fitzpatrick noticed the extensive copper molding work he suggests they should investigate that before the project. This project is still on track, they will bid out the roof of the elevator as add alternate and hope the entire project comes in under budget.
- g. (4:35 PM) (31:22 TS) HVAC for Fire Station
At last night's Selectmen's meeting they approved an additional \$31k to the original \$300k that will now cover the entire engineering, design and construction for the project. This means the town will accept MacRitchie's proposal for HVAC.
- h. (4:37 PM) (33:30 TS) Fire Station Upgrade (Generator/Electrical)
This is part of the HVAC project. Mr. Wojcik stated that they are going to leave the old furnace in place and the fuel tanks will be removed, and the fuel supply for the furnace and the generator and fire department vehicles will be a single tank located outside above ground.

3. (4:40 PM) (36:12 TS) ARPA Funding and qualification Discussion – Possible Votes

Mr. Wojcik stated that the town had \$2.7 million dollars allocated from the federal government for ARPA, and the remaining balance after last night's Select board's decisions is \$1.65 million. The Select Board discussed with the manager of the wastewater a suitable project for the remaining ARPA funds. They may be focusing on improving the water main that comes up Depot Street and serves the Municipal Center and to loop that line to Maple Street so that it can be connected to Martin Road and be one big continuous loop. This would also include upgrades to the Municipal Center building to be able to sprinkle the second floor and be able to utilize that space. Mr. Wojcik also stated that there is a significant issue with the water main on Main Street from Franklin Street to the common and Bob Sullivan would like to upgrade that pipe because there has been numerous breaks, which affect the entire water system of the town. This is a more significant project financially and it would rely on where the highway barn will end up

4. (4:46 PM) (42:55 TS) Meeting Minutes: November 16, 2022 & December 21, 2022 – Possible Votes

(4:50 PM) (46:15 TS) Motion to approve the meeting minutes of November 16, 2022, as amended made by Linda Brown, seconded by Fred Fontaine. All members in favor.

(4:52 PM) (48:10 TS) Motion to approve the meeting minutes of December 21, 22 as amended made by Linda Brown, seconded by Bob Werme. All members in favor.

Upcoming Meetings: March 15, 2023 & April 19, 2023 – Possible Votes

Ms. Mosczynski just wanted to request from the committee that when she sends out an email that there is an acknowledgement of receipt. Mr. Fontaine stated that he would like to see the paper disappear and use electronics to save on paper waste and money for the town.

(4:55 PM) (50:35 TS) Motion to adjourn the meeting made by Linda Brown, seconded by Fred Fontaine. All members in favor.

Respectfully submitted,

Stephenie Gosselin, recording secretary