

BUILDING FACILITIES CONSTRUCTION COMMITTEE  
WEDNESDAY, JULY 19, 2023  
RESOURCE ROOM

Attendance: Chair Shirley Moczynski, Vice chair Linda Brown, Fred Fontaine (remote), Ray Clontz (remote), Matt Wojcik Town Administrator

Absent: Bob Werme (excused)

Shirley Moczynski called the meeting to order at 4:00 PM.

Business:

1. (0:50 TS) BOS Assignment – Needs assessment and feasibility considerations supporting options for Public Safety and/or Highway Department Building projects.  
Mr. Wojcik stated that it has been a pleasure to work with Weston and Sampson; they have been very thorough and attentive. They have walked the potential properties, and they have submitted a zoning report to what is looking like their recommendation, which may involve a substantial amount of activity from the Select board and the Town Administrator's office to secure properties in addition to the town's own property. There has been a conceptual drawing done for the highway building as to what they think the town can afford with the budget. Mr. Wojcik stated that they are still on track to have a proposal for town meeting to consider in November.
2. (5:10 TS) Administration report on projects in progress:
  - a. (5:15 TS) Status of Oil Spill – The town is still waiting for the results on their risk assessment and the environmental specialist is still working on the sample taken.
  - b. (6:10 TS) Green Communities – Nothing new to report
  - c. (6:20 TS) Municipal Backup Generator (#2019-10) – We are in line for a generator and the whole project is on hold until they can get the generator, which looks like it will be late winter early spring.
  - d. (7:00 TS) Municipal Main Roof Replacement – Weston and Sampson have taken this on mainly because it was determined that this project required a design professional to address specifically some of the copper flashing and lead soldering and they have about 70% of the design done. The cost estimate will differ from what was approved at town meeting because the architect is recommending a more durable roofing material and use PVC instead of rubber membrane which has about a 30 year life rather than 15 – 20 year life and is easier to repair, and also coming up with a solution for stopping the snow and ice from falling off the roof onto the cement walkway in front of the town hall. The amount approved at town meeting was \$435k for the main roof and elevator roof together and the estimate from Weston and Sampson is \$452,363.58 in addition to \$35k for the design fee, and they are still looking to get this bid out for a fall installation.
  - e. (14:30 TS) Municipal Fire Alarm (#2019-03) – This is on hold until the roof is done but with the roof, moving forward they would like the alarm to be upgraded in the winter after the roof is installed. Mr. Wojcik will start putting together a procurement.
  - f. (15:45 TS) Fire Station Upgrade/HVAC (Generator/Electrical) – There has been a lot of activity on these projects, and they have had about three meetings with MacRitchie since the committees last meeting about the scope of work and they have been more attentive to

the project and the town's needs. Mr. Wojcik went over what the changes are going to be with the appliances and the layout options. Weston and Sampson are going to backfill the architectural portion of MacRitchie's contract, which was already budgeted for the architectural work.

3. (24:15 TS) ARPA Funding and qualification discussion – Possible Votes

There is still progress being made on the individual components of the ARPA funded projects. The phone system that was funded by the Select board is partially rolled out and the vendors name is Granite, and it was procured through the statewide contract not by going out to bid. With the security cameras, they will have to go out bid and Granite looked at the security cameras while they were in the building doing the phone system and they gave the town enough information to go to bid. The other ARPA funded projects include the water discussion on Depot Street, which is ongoing, and Stantec is going to finish the project downtown before they start the design on the Depot Street project.

Mr. Wojcik stated that they thought they would be paving North Street and most of Gilboa Street at the end of July and the beginning of August, but it is probably going to be more like the fall. They need to do a change order so that North Street can be paved properly for stormwater management and that change order will take them over budget on MassWorks, but the bidder came in below the budget, so they are finding out if they can work something out with the EDA grant and the MassWorks grant (water is MassWorks and sewer is EDA). Plan B is the town's private partners have pledged to support this project with x number of dollars so there are 2 strong options and Mr. Wojcik is optimistic.

They are pretty far into the design phase for the traffic interchange at the new bridge.

(40:10 TS) Ray Clontz stated that regarding the security cameras, he works for a manufacturer and if it is possible, he would like to volunteer his services or recommendations at some point if it is not a conflict of interest, Mr. Wojcik stated that would be absolutely allowed and very welcome.

Ms. Brown asked about a portion of North Street that seems to always have water runoff issues, Mr. Wojcik stated that they are aware of that area, and it is a groundwater issue. That is not part of the current paving section being done, but it is part of a Site Readiness Grant Mr. Minarik and others are working on for the paving of the other portion of North Street.

Upcoming Meetings: August 16, 2023 & September 20, 2023 – Possible Votes

(50:00 TS) Motion to adjourn the meeting made by Linda Brown, seconded by Ray Clontz. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin