

APPROVED 3/19/2024

BUILDING FACILITIES CONSTRUCTION COMMITTEE
WEDNESDAY, December 20, 2023
RESOURCE ROOM

Attendance: Chair Shirley Mosczyński, Ray Clontz, Fred Fontaine, Bob Werme, Matt Wojcik Town Administrator

Absent: Vice chair Linda Brown (excused)

Shirley Mosczyński called the meeting to order at 10:07 AM.

Business:

1. (0:35 TS) Highway Building Project
Mr. Wojcik stated that they had a good meeting with Weston and Sampson in the last week and they are still refining their conceptual design. The original footprint was reduced by 10% of the size of the project. The town gave them the assignment to update their picture design to reflect the project and try to stay on track for a May spring town meeting. Mr. Wojcik went through what they are looking to have in the building design. He would like to do a very significant public education campaign associated with the project come February or March so that people voting can have all the facts.
2. (10:50 TS) Administration report on projects in progress:
 - a. (10:55 TS) Status of oil spill – Mr. Penza from 21 Environmental report on December 3, 2023, stated the last round of aerosol gas sampling looked much better as expected having the HVAC system on had an impact. Unfortunately, they will need one or more rounds of aerosol gas sampling to further prove that there appears to be a downward trend in concentrations under similar conditions and if the results continue to be favorable, they should be able to close out the case without any further response activity. With the next sampling, they should be able to either submit a permanent solution with or without conditions. They are already starting to prepare a phase 2 comprehensive site assessment report, which will include a phase 3 identification and selection of comprehensive remedial action alternatives to be submitted to Mass DEP by January 22, 2024. Phase 3 will only propose aerosol gas sampling and based on the current data they do not think any further removal or remediation will be necessary.
 - b. (12:50 TS) Green Communities – They are still waiting for confirmation to be able to finish the school light project.
 - c. (14:10 TS) Municipal Backup Generator (#2019-10) – They have identified where everything is but still need to be very careful digging. The generator has shipped, and they are expecting it here in the middle of January. The outside work is mostly trenching and pouring the concrete slab, when they do the switch over there will most likely be almost an entire day that the town hall building will have no electricity. Mr. Wojcik will get the figures that has been allocated for this project for the Committee for next meeting.
 - d. (19:30 TS) Municipal Main Roof Replacement – They are ready to go to bid for this project and goal for that is January and February, accept bids in February and award bids in March. Their goal is to make sure they take care of the ice dams that form above the entryway.
 - e. (23:07 TS) Municipal Fire Alarm (#2019-03) – Still on hold until the roof is completed.

- f. (23:15 TS) Fire Station Upgrade / HVAC (Generator / Electrical) – Mr. Wojcik spoke to Bruce MacRitchie about a week ago and they are still waiting for Howard to finish and once that happens, they will be able to go to bid.
 - g. (24:40 TS) Storm Water Management – Ms. Mosczynski asked how this committee fits into this project. Mr. Wojcik stated that the concern of this committee would be the construction of new facilities or the reconstruction of existing facilities and the bylaw reads – to oversee and direct major public improvements constructed within the town, which would include this project in Mr. Wojcik’s eyes. He feels there needs to be a place that he and Mr. Furno can come to keep the public in the loop of major projects in the town. Mr. Wojcik discussed the South Street project and what the town’s responsibility is working well and when they went out to look at the project, they did notice water flowing that is not the town’s responsibility. He stated that as they continue to do paving, they might need to have a conversation with the public about buying a maintenance easement as the town expands their drainage system.
 - h. (37:30 TS) Vacant Buildings in Town – One of the buildings needing attention is the old elementary school building. Mr. Clontz asked if something could be done with it to turn it into veteran housing or some kind of housing. Mr. Wojcik stated that he has been spending time looking into this and stated that he has heard that town meeting actually voted to authorize the BOS to sell the old grammar school not for housing, that there were limitations put on the sale of the building. He stated that the building is in fantastic condition but would need a lot work including electrical and most likely an elevator. He had a meeting in the last three weeks with a very high profile, wealthy developer which may be the towns best option to position the building the way he would recommend it be done, as an ancillary part of either UMass or affiliated health care system for an outpatient surgical service or physician’s office or physical therapy, occupational therapy, something typically done outside of a hospital setting. The suggestion is that the town follow the usual chapter 30b procurement process and put the asset out to bid for a price where the developer and others could bid on it and look at it a 2 to 3-year transition. What this particular developer was looking for was documentation and reports of what has been done on the building, like the roof condition and the guano issue that has been taken care of and the asbestos, and he doesn’t think there is any lead in the building, and he also wanted to make sure there are no prohibitions in place from town meeting. Ms. Mosczynski stated that she does not remember about the vote, but she does know that there was concern from the school committee about it being housing and what kind of housing. One of the other buildings that needs to be addressed is the little brown building next to the cemetery and the old veteran building next to that area as well. The Committee discussed with Mr. Wojcik what the cost of demolition is and finding that out. The old fire station is another building that is currently being used as storage but is in rough shape, which is actually two buildings (one the main wood frame building and then a small cinderblock structure next to it). The cinderblock structure is in good shape and what holds some of the fire equipment. The last building is the one on the old pipeline owned by the town; there are roof leaks and mold. Mr. Wojcik is looking for the committee to make some recommendations and prioritize the buildings and facilities and whether they are usable assets for the town or to tear them down. The committee will set up a tour of the buildings to get a better understanding of the condition of them on January 2, 2024, at 10 AM tentatively. The Committee will notify the Historic Commission of the buildings that are on the list.
3. (1:09:35 TS) ARPA Funding and qualifications Discussion – Possible Votes

Regarding the phone project for the town hall, police and school, the town hall and 2nd floor of the police station is done and the first floor is coming up in a couple weeks, and they are waiting for the school to finalize some their installation plans. He will be posting a bid for security camera system in March and a mandatory walk through with contractors in the end of January or February, with the idea that the work will begin when the kids get out of school so June 17th and be done by August 15th. With the Depot Street project, as soon as Stantec is finished with one of their design pieces they will start on the project.

Mr. Wojcik asks that the committee put on the agenda for January discussion of two capital proposals coming from his office, the first being a document management project that will include alteration of the municipal building to make the old locker room in the gym a climate controlled approved location for sensitive documents. The second item for the agenda is the rip and replace the EV chargers out in the parking lot that have been nothing but trouble since they were installed. They have gotten the state to sign off on the removal and replacement, but it will be at the town's expense, but the town will not be in violation of the grant, and the price will be around \$36k and he will be putting that on the capital committee agenda.

Upcoming Meetings: January 17, 2024 & February 21, 2024 – Possible votes

(1:27:25 TS) Motion to have the meetings at 4 PM on the third Wednesday of the month, made by Fred Fontaine, 2nd by Bob Werme. The vote passed unanimously.

(1:28:35 TS) Minutes: November 15, 2023 – Possible votes

(1:30:10 TS) Motion to approve the meeting minutes of November 15, 2023, as amended made by Bob Werme, 2nd by Fred Fontaine. The vote passed unanimously.

(1:30:30 TS) Open Session for Topics not reasonably anticipated 48 Hours in advance of meeting.

(1:30:35 TS) Motion to adjourn the meeting by Fred Fontaine, 2nd by Ray Clontz. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin