

APPROVED 4/17/2024

BUILDING FACILITIES CONSTRUCTION COMMITTEE
WEDNESDAY, FEBRUARY 21, 2024
RESOURCE ROOM

Attendance: Chair Shirley Moczynski, Vice chair Linda Brown, Fred Fontaine, Bob Werme, Matt Wojcik
Town Administrator, Matt Benoit Community Development Director

Absent: Ray Clontz (excused)

Shirley Moczynski called the meeting to order at 4:02 PM.

Business:

1. (0:15 TS) Highway Building Project
Mr. Wojcik stated that the town has hired an appraiser (Mike O'Hara out of Worcester) to review the real estate, and Selectman Fitzpatrick is researching the actual building options and materials. They are looking at a property behind the current highway barn. Mr. Wojcik is hopeful of being able to do the land at the annual town meeting, but the building may get pushed off to November.
2. (9:50 TS) Administration Report on Projects in Progress:
 - a. (9:57 TS) Status of Oil Spill – There is no new update, they have not been able to work in the basement because one of the cast iron boilers has let go but it is under warranty so the parts will be covered but the labor will not be.
 - b. (11:30 TS) Green Communities – Mr. Benoit stated that the Inovis team is doing the LED retrofit in the high school currently this week that started Monday and are expected to finish Saturday. Once that project is closed out, they can apply for more grants.
 - c. (12:10 TS) Municipal Backup Generator (#2019-10) – The generator was delivered, all of the wiring is going to be done from the generator to the building, and the very last thing to happen is the cut over. National Grid will move the power supply to the generator and then from the generator to the building and on the day of the cut over the building will not have power. Mr. Wojcik thinks that by the end of March this project will be complete.
 - d. (14:05 TS) Municipal Main Roof Replacement – Mr. Wojcik stated that they are meeting with Weston and Sampson on Wednesday at 10 to review the 60% design to get it to 100% and then on March 7 they will place the advertisement in the central register and documents will be available to bidders on the 13th of March, there will be a pre-bid meeting on March 21st, and bids will be due on April 4th at 2 PM.
 - e. (15:25 TS) Municipal Fire Alarm (#2019-03) – Still on hold until the roof is complete.
 - f. (15:45 TS) Fire Station Upgrade/HVAC (Generator/Electrical) – They found that they just need more space, and they are proposing adding an additional slab and moving the building to the left and building out the space necessary to accommodate the needs of the department.
 - g. (19:45 TS) Stormwater Management – Mr. Wojcik stated that they are going to default to the town's existing stormwater management assets and facilities, which are maintained by highway now and will continue to be maintained by highway. The highway department is going to clean up the infiltration ponds and sediments and rain gardens over the summer that have been overgrown. Mr. Wojcik discussed what the proposed stormwater bylaw is going to do for the town and how it will help the town in the end.
 - h. (30:00 TS) Vacant Buildings in Town - Linda Brown found at an old town meeting on May 4, 2015, Article 11, that Gleason Court was approved as a town road, which only goes to a

- certain point and the rest is a right of way. Mr. Benoit believes that the town ownership portion of the road only goes to the post office parking lot and that the rest of it would need to be accepted as a town road. Mr. Benoit has sent out for estimates to three surveyors and has not heard back yet. Mr. Wojcik suggested adding the Post Office lease discussion to the future agenda because they are coming up on their lease. They are only paying the town \$51k a year, which is well below the value of commercial real estate and there are department heads in town that have significant space issues. He understands that the town residents are concerned about losing the post office so he would like to have a conversation to see they can move on the rent to make it more worthwhile for the town, or maybe develop space in one of the other vacant buildings in the town for them to move to. The current space is not working, and it would be in the town's best interest to take the space back and utilize it. He would like to start a discussion that includes the lease rates and building dimensions and future options.
- i. (38:30 TS) Library – Board of Trustees – Justin Snook Library Director, Dawn Fontaine Trustee Treasurer, Katherine Anderson Vice-chair, and Ellie Chesebrough Secretary. Last summer the Library Trustees engaged the services of a library-building specialist to produce a library-building program for them. The building program outlines what the Master Board of Library Commissioners thinks that Douglas needs for a library in 30 years, so if they were to apply for state grants this proposal from them is what they would have to build which would nearly quadruple the current size of the library and Mr. Snook and the Library Trustees feels that is larger building than the town of Douglas would ever need. Their estimated cost is anywhere between 13.2 million and 19 million and the town would be on the hook for 45% of that amount. This conversation and research have spurred the real interest in making progress to do what they can with the building, they have fundraised \$237k and with the town in a better financial position that in the past they would like to start a dialog with the Building Facilities Committee to try and make something happen to work towards compliance for the library. The Library Trustees discussed some of their thoughts and ideas about the building and parking with the committee. Mr. Wojcik said when he meets with Weston and Sampson next, he will run it by them and show them the old drawings the library has to see if he can get a number and start a conversation with them and get back to the Library Trustees and try to identify resources.
 - j. (1:18:00 TS) Electrical Charges Replacements – They have the okay to rip and replace and they just have a funding request to the capital committee.

Upcoming Meetings: March 20, 2024 & April 17, 2024 – Possible votes

(1:20:40 TS) Motion to adjourn the meeting made by Fred Fontaine, 2nd by Linda Brown. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin