
Permanent Town Building Advisory Committee Meeting Minutes

January 24, 2020 7:30 A.M.

Select Board Conference Room

I. Call to Order/Roll Call

Chair Feldman called the meeting to order at 7:32AM in the Select Board Conference Room. Roll call was taken as member Mark Johnson was connected remotely. Present were Chair Rick Feldman-Y, Mark Johnson (remotely)-Y, Janet Nicosia-Y, Ellen Keller-Y, David Giangrande-Y and Dan Casper-Y. Also present was Joe Sgrosso, Project Manager. The meeting was taped and live cablecast.

II. Approval of Minutes – November 15, 2019

Upon motion duly made by Mr. Casper and seconded by Ms. Keller, it was unanimously voted to approve the above minutes. Motion passed 6-0.

III. AHS Project

Mr. Johnson reported that MSBA did not accept our statement of interest. The reason given was, as a result of its rate of utilization of 83% (as opposed to our rate of 110%), the project was placed in a moderate/minor need. He added that the process is very competitive. Since overcrowding is a demonstrated need for renovation and MSBA support, there are many more schools that meet that criteria. Some are even in the situation of holding classes in temporary modular units.

However, Ms. Nicosia added that in conjunction with HMFH Architects and mechanical engineering staff of her department, they will work with the GIS department in reconciling the difference in assessed square footage, either net or gross. Additionally, MSBA is including the Collins Center and Field House.

The AHS committee will recommend to the School Committee to vote on its options of moving forward: a) build on our own and go to town meeting for funding; b) submit another statement of interest; and c) submit statement while continuing to build on our own. New applications to MSBA are due in April. At a rate of construction cost increasing 5-6%/year and a partial reimbursement rate of \$333/sf by MSBA, these are key factors in the decision making process. Also the wisdom of pushing this project to a dire need in order to qualify for MSBA support is of serious consideration. Community support at town meeting of course is critical to the completion of this project.

IV. Update on Municipal Services Facility

Ms. Nicosia reported that the car wash vendor/manufacture (\$320K) had been chosen and was expected for a site visit next week to verify measurements. The building has been occupied for one year and warranty expired. Recently completed OSHA training for staff was

held in Kitchen/Training Room and met expectations for this dual need. DPW's long hours and use of this room has also exceeded expectations. Building operations manager is tweaking small new building items and building is surviving well under winter conditions. Landscaping will begin in the spring and we continue good neighbor relationship with Marriott.

V. Update on Ballardvale Fire Station

Ms. Nicosia reported that 10 bids had been received between \$6.4-8.8M. The low bidder was MacKay Construction, Wilmington at \$6,471,465 and a letter of award issued and contract will be signed. This contractor is expert in ground and concrete/horizontal work. Foundation is due to begin mid-February. Mr. Defillipis completed DCAMM with a rate of 95%. Because of MacKay's headquarters proximity on Ballardvale St. Wilmington, the problems of laydown area are alleviated with its workers commuting etc.

There was a dispute of one sub electrical company. The Attorney General's decision is pending with a \$30K delta. Mr. Giangrande requested that the project manager's resume be vetted in order to ensure the project is supervised early. Ms. Nicosia added the in-house supervisory staff and architects is excellent as well as quality of sub-bidders.

Mr. Feldman asked for an overall development budget of the project at the next meeting. Ms. Nicosia reported the add alternate to remove the building was not included. This will be done at the conclusion of the building project and the logistics ironed out. The BHDC will be involved in the process as they were for the removal of the private home adjacent to the fire station. The process will be looked into as far as the steps involved in removing the building.

Ms. Nicosia will talk with Mr. Cronin with regard to road improvements at the conclusion.

Mr. Johnson left the meeting at 8:00AM.

VI. Update on Senior Center

Ms. Nicosia reported that the kitchen had been moved to the United Church and old furniture has been cleaned out. Bids will be opened next Wednesday and she is optimistic. The lot in the field and boring will be done on it and lots 1 and 2 behind Old Town Hall next week. Conservation will approve final. Construction will commence March 1 and continue 14 months. PMA/OPM will have office in town hall. Groundbreaking ceremonies are handled from the Town Manager's office. Site location is complicated as it is an occupied site with school buildings. Daytime school activities will be curtailed during the summer months. All safety offices have been included in the process.

VII. Other Projects

Mr. Sgroso reported that a) the West Middle Auditorium ceiling was being repaired; b) several flooring jobs.

Ms. Nicosia added that a) the track at the lower Shawsheen Playground was being restored (\$.5M) and the size verified (quarter mile); b) town hall changes being reviewed by Context Architecture including asbestos removal and abatement of carpets (black mastic used as glue), ADA compliance and reconfiguration of Select Board Conference Room. A recent study of all buildings revealed over 1K items to be addressed and in-house carpenters addressing small items as practicable.

Next Meeting

Friday, February 7 @ 7:30AM – Select Board Conference Room.

Adjournment

Upon motion duly made by Mr. Casper and seconded by Ms. Keller, it was unanimously voted to adjourn. Motion passed 5-0. Meeting adjourned at 8:28AM.

Respectfully submitted,

Christine Martin Barraford
Recording Clerk