
Permanent Town Building Advisory Committee Meeting Minutes
February 12, 2021 8:30A.M.
Virtual WebEx Meeting

I. Call to Order/Roll Call

Chair Feldman called the WebEx virtual meeting to order at 8:30AM and initiated roll call. Present were Chair Rick Feldman-Y, David Giangrande-Y, Mark Johnson-Y, Janet Nicosia-Y, Ellen Keller-Y and Dan Casper-Y (arrived late.) Also present were Fire Chief Mansfield, Finance Committee Liaison Anderson, Jemma Lambert, Director of Community Services and Brian DeFilippis, PMA Consultants. The meeting was taped and live cablecast.

II. Approval of Minutes – January 15, 2021

Upon motion duly made by Ms. Keller and seconded by Mr. Johnson, it was unanimously voted to approve the above minutes. Rick Feldman-Y, Mark Johnson-Y, Ellen Keller-Y and Janet Nicosia-Y. Motion passed 4-0.

III. Update on Senior Center

Mr. DeFilippis updated the committee on the progress of the senior center. Most of the interior work has been completed. This coming weekend the transformer and fire alarm system will be coordinated with Seaver and the fire department. It was determined that floor leveling was needed. The price for approximately 2K sq ft of floor leveling is \$37,481.72. Ms. Nicosia pointed out the complexities of going from rug to vinyl plank flooring, which then necessitated the laser analysis of the entire floor completed by Pavillion Flooring. Installation of the flooring will commence. The one-year warranty on the flooring covers labor, materials and installation. Ms. Nicosia also reported that a contract had been signed for additional parking at the playstead area. She is also working with Guardian Energy on the installation of solar lighting of the walkway. Ms. Lambert reported way finding signage project is ongoing and Mr. Giangrande volunteered to assist in this area.

Change order #1 for \$23,692.32 contained 8 PCO's A completion date of April is targeted.

Mr. Feldman noted that a visit to the senior center should be coordinated with Ms. Nicosia or Mr. DeFilippis. He also asked to be kept up to date on the remaining contingency as the project comes to a close.

IV. Update on Ballardvale Fire Station

Chief Mansfield reported that the project is nearing completion and interior work is completed. Since the original date of completion was expected to be mid-March, he has negotiated with appliance vendors to not deliver at this time but to store the product until the building is ready for occupancy. However, he may need to rent a storage pod for the

remainder of appliances. The pod will be stored at Old Town Yard. He is reviewing the schedule with McKay with an anticipated completion date.

Mr. DeFilippis reported that change order #10 for \$19,645.00 consisted of three items: a) added supply closet under stairway; b) capping the installation of weathervane; and c) additional support for overhead doors. Pending PCO's for \$40,000.00 consist of a) prevailing wage rate reconciliation of \$18,000.00; b) transformer for adjacent property \$5,000.00; and c) door hardware change \$8,000.00, leaving a remaining contingency of \$112,000.00.

Discussion ensued on the prevailing wage issue and Ms. Nicosia gave a summary of the events leading up to the decision by OSD that the town was responsible for payment. Mr. DeFilippis also gave a summary of the need for the two transformers.

Ms. Nicosia reported that purchase of the adjacent property will be completed next month and a demolition of the property will follow. Approval has been obtained for both the demolition of this property and the old fire station. While demolition of the adjacent property is in the budget, contingency monies will be used for the fire station demolition. Upon the purchase of the adjacent property, a bid will go out for estimates for both demolitions.

Mr. Feldman asked that he be kept up to date on the contingency as the project comes to a close.

V. Update on Municipal Services Facility

Mr. Cronin reported that the certificate of completion has been signed off by Mr. Douglas. A survey will be completed in early spring of the plantings and they will be included in the drawings by Weston & Sampson. Mr. Cronin expressed delight with the facility as a whole. He plans on releasing a video on the wash bay with the notation of the cost savings to the town in years to come. He is coordinating evergreen tree screening plantings on the Marriott side to deflect headlights. The sign may be redone also for the benefit of the Marriott property. A contingency of \$119K remains.

VI. School Projects

Mr. DeFilippis reported that West El is proceeding as an at risk status approved by the state. Two estimating firms have been hired and reports received, and meetings with both firms is scheduled for February 24. MSBA is expected to meet April 14; town meeting vote on June 5 and ballot vote on June 15. Public forum #2 was held this past week. Construction is expected to start May, 2022 with occupancy in fall, 2024. Discussion ensued on access to old school building during construction as well as replacement of ball fields after demolition of old school.

VII. Town Projects

Ms. Nicosia reported that design plans are in progress. Due to non-compliance of some doorways, variances will be obtained. Mr. Feldman asked that she bring a sketch to the next meeting.

VIII. Other Projects

Install solar panels on Sanborn School roof. Ms. Nicosia currently weighing options with town staff of outright purchase or leasing via power purchase agreement. Due to low interest rates cost is being considered and also the tax implications of solar panel purchase/lease as well.

Renovation of the floor of the field house this summer.

IX. Next WebEx Virtual Meeting

Friday, March 12th @ 8:30AM

X. Adjournment

Upon motion duly made by Ms. Keller and seconded by Mr. Johnson, it was unanimously voted to adjourn. Chair Rick Feldman-Y, Mark Johnson-Y, Janet Nicosia-Y, David Giangrande-Y, Ellen Keller-Y and Dan Casper-Y. Motion passed 6-0. Meeting adjourned at 9:22AM.

Respectfully submitted,

Christine Martin Barraford
Recording Clerk