
Permanent Town Building Advisory Committee Meeting Minutes
September 11, 2020 8:30A.M.
Virtual WebEx Meeting

I. Call to Order/Roll Call

Chair Feldman called the WebEx virtual meeting to order at 8:36AM and initiated roll call. Present were Chair Rick Feldman-Y, David Giangrande-Y (arrived late), Mark Johnson-Y, Janet Nicosia, Ellen Keller-Y and Dan Casper-Y. Also present was Brian DeFilippis, PMA Consultants. The meeting was taped and live cablecast.

II. Approval of Minutes – August 14, 2020

Upon motion duly made by Mr. Johnson and seconded by Ms. Keller, it was unanimously voted to approve the above minutes. Rick Feldman-Y, Mark Johnson-Y, Ellen Keller-Y, Janet Nicosia-Y and Dan Casper-Y. Motion passed 5-0.

III. Update on Senior Center

Mr. DeFilippis updated the committee on the status of the Senior Center. Groundbreaking ceremony was held on September 1st with many members of Robb family for whom center is named attending. He also reported that a) newspaper reporters toured the facility last week, b) framing of interior continues, c) mechanical electrical and plumbing, as well as building department signoffs obtained, d) kitchen area underway as well as addition. He added that a) deficiencies are being addressed by structural engineering review, b) bathrooms have been roughed in, c) concrete slab is being poured and framing will begin. Masonry will mobilize next week and coordination needed when school resumes.

Virtual engineering cutting of costs continues with a plan for \$15K in savings with a finalization of this number next week. Grants of \$30K and \$15K from Mr. Fink as well as \$5K from Commission on Disabilities for a total of \$50K have been received. More donations are expected.

Mr. DeFilippis then reviewed change order #4 (see attached) for a total of \$38,265K. Discussion ensued on the background of the various PCO's comprising change order #4 and the challenges they represented including impact on the schedule (possibly 24 days.) Mr. DeFilippis will discuss and review with the contractor next week. He also reviewed the momentum of the project including manpower issues etc. being addressed by weekend work.

Mr. DeFilippis reviewed the contingency: of \$500K \$289K has been spent leaving \$211K remaining. There is currently \$62K pending PCO's with an estimated real amount of \$50K.

Upon motion duly made by Mr. Casper and seconded by Mr. Grande, it was unanimously voted to approve change order #4 in the amount of \$38,265. Chair Rick Feldman-Y, David Giangrande-Y (arrived late), Mark Johnson-Y, Janet Nicosia, Ellen Keller-Y and Dan Casper-Y. Motion passed 6-0.

IV. Update on Municipal Facility

Mr. DeFilippis reported MTI completed the installation of the car wash and it is fully operational and staff is trained.

Ms. Nicosia reported paving was about to begin and landscaping has been completed. Mr. Douglas will need to sign off, and Design Review Board will need to approve the sign out front. Ms. Nicosia will report on the remaining contingency at next meeting.

V. Update on Ballardvale Fire Station

Mr. DeFilippis reported groundbreaking was held on September 1st. Structural steel has been completed and signed off. Exterior framing is well underway. Utility companies are being coordinated. Reviewed mockup detail.

Ms. Nicosia reported Green Environmental has gone through 157 Andover St. property. No leaks have been found or toxic storage of any materials inside, outside or around the building. Coordination of professional cleaners is underway as well as asbestos removal if needed. Mr. Lindstrom anticipated closing within 30-40 days. Coordination with Ballardvale Historic District Commission is anticipated.

Mr. DeFilippis reported \$100K had been spent and about \$25K in PCOs pending and lighting changes in process.

Following discussion of the Committee's jurisdiction and position, and upon motion duly made by Mr. Johnson and seconded by Ms. Keller, it was unanimously voted to recommend approval of Article 29 to support the acquisition of 157 Andover Street because of its positive effect on both the construction of the Ballardvale Fire Station project and the neighboring community. Chair Rick Feldman-Y, David Giangrande-Y (arrived late), Mark Johnson-Y, Janet Nicosia, Ellen Keller-Y and Dan Casper-Y. Motion passed 6-0.

VI. School Projects

Mr. Johnson reported that West El is moving along and AHS will have a decision by MSBA in December/January. Mr. DeFilippis reported that West El Pre-K-5 was approved by MSBA at its meeting on August 26.

VII. Town Projects

Mr. Lindstrom and Ms. Nicosia updated the Committee on the proposed town hall ADA compliant renovations to be presented at Town Meeting as Article 24 (see attached slides.) Discussion ensued on planned ADA-compliant technology updates to enhance and facilitate participation in public meeting rooms as well as the phased timeline of the project. Also discussed was the position of the committee in terms of its support of Article 24. It was the consensus of the committee that it supports the concept of the project and looks forward to looking at the entire project in terms of costs. Also suggested was that a thorough investigation be made by the architect in terms of working with an old building and the problems associated therewith. Ms. Nicosia assured the committee that some of these steps had already been taken and attention to detail would be a high priority to avoid potential issues going forward.

Next WebEx Virtual Meeting

Friday, October 9th @ 8:30AM prior to town meeting

VIII. Adjournment

Upon motion duly made by Mr. Johnson and seconded by Mr. Casper, it was unanimously voted to adjourn. Chair Rick Feldman-Y, Mark Johnson-Y, David Giangrande, Janet Nicosia-Y, Ellen Keller-Y and Dan Casper-Y. Motion passed 6-0. Meeting adjourned at 9:42AM.

Respectfully submitted,

Christine Martin Barraford
Recording Clerk

Attachment: Change Order #4