

Permanent Town Building Advisory Committee

Meeting Minutes for June 24, 2022, at 8:00 AM

Virtual WebEx Meeting

Call to Order

Chair Feldman called the WebEx virtual meeting to order at 8:00 AM and initiated roll call.

Roll Call: Chair Rick Feldman, Y; Dan Casper, Y; Janet Nicosia, Y; Mark Johnson, Y. Ellen Keller arrived a few minutes later.

Also Present: Brian DeFilippis, PMA Consultants and Joseph Sgrosso, Construction Project Manager

Approval of Minutes (Roll Call)

It was moved by Rick, seconded by Dan and voted 4-0 to approve the minutes of April 29, 2022.

Roll Call: Rick, Y; Mark, Y; Janet, Y; Dan, Y.

Update on School Projects

Mark reported the High School Committee has been appointed by the Select Board and the first meeting is scheduled for July 13. After that, a review of the High School will take place. Brian reported that fencing around the West El and Shawsheen schools has been finished since last discussed in April, and the Conservation Commission (Con Com) is managing the sites. Steel and concrete approvals were recently granted, and now with the end of school, work will begin on the site. Also, temporary parking lots have been put in place and parents have been notified of updates so they will know what to expect when school resumes in September. Final bidding should be finished by the end of October.

Brian noted that bid packages are coming in and the prices are all over the place due to the volatile markets which in turn are affecting budget numbers. Some set asides may be added back at a later date if the market improves. Ellen asked how 'educational' is defined when cuts are being made. Brian responded that meetings with stakeholders determine the order of importance. Janet gave an example whereby specs on a staircase were pared down to reduce costs as this was not deemed an educational component. Also, based on prior experience with classrooms extending to hallways, this concept was adjusted to maximize space and use. Air conditioning systems and the use of certain harsh floor stripping and waxing chemicals have been fine-tuned in the case of the air conditioners and eliminated in the case of chemicals. Rick further asked about additional security measures and Janet noted security vestibules in the front of the buildings, and keypads rather than keys.

Update on Town Offices Project

Janet reported she hired a PMA to OPM the job and there is a slight delay due to additional review of construction documents. Specifically, the mechanical design rather than the architectural piece is being reviewed. For example, heat valves within walls need some changes as rooms have changed. Bids are not out yet. Mark asked whether we have a set of plans from work done 30 years ago. The third floor is being re-designed, and plans should be available with bids going out in August. Testing for asbestos (and its subsequent removal) has been completed, some flooring may need to be taken care of.

Other Projects

Janet reported that engagement with the Doherty Middle School architect has begun, the initial feasibility study has taken place and the design piece is next. Rick asked for an update on previously discussed projects and Janet noted that everything is going smoothly, however there is an outstanding order for training room equipment at the Ballardvale Fire Station and there are still parking lot issues to be resolved. Twelve spaces are planned for the lot where the house previously stood in the Ballardvale area. Dan asked whether the lot adjacent to the station is for employees. Janet responded that it is and used for changing shifts. At some point the doors to the station restrooms may be open to those using the Ballardvale playground. Janet further noted that the re-design of the road will involve outside contractors but will be managed in house. The parking lot behind the old town hall will also be undergoing construction and Rick asked for

sketches of this plan to be distributed to the committee. Also, the lower Shawsheen track will be resurfaced and is going out to bid with a cost of nearly \$500K.

Mark noted that the committee members will need to be re-appointed by the select board as their terms expire soon.

Next Meeting

The next meeting of the Permanent Town Building Advisory Committee will be August 19, 2022, at 8 AM.

Adjournment (Roll call)

It was moved by Dan, seconded by Mark, and voted 5-0 to adjourn at 8:36 AM

Roll call: Rick, Y; Janet, Y; Dan, Y; Ellen, Y; Mark, Y.