



MEETING MINUTES
Public Building Commission
Tuesday, February 20, 2018
Board of Selectman Hearing Room
7:00 pm

Committee Members Present: Ed DiSalvio, Chairperson; Larry Guilmette; Steve Shea; Stephanie Holland; Carl Campagna; Jessi Finnie, Library Director; Elizabeth Holthaus, Library User Member; Michael Stewart, Police Chief; Mark Thompson, Deputy Police Chief; Al Elliott, Deputy Fire Chief

Also in Attendance: Nancy Holt, Finance Director; Jon Lemieux, OPM Vertex; Noel Murphy, Oudens Ello Architecture; Joe Sullivan, OPM Daedalus

Meeting called to order at 7:00 PM

Library Project:

- The HVAC repair design will be advertised to contractors for bids on 2/21/18. Bids are due on 3/21/18. Joe will forward to Ed the plans and specs so that Ed can then forward them to the rest of the SPBC. O/E noted the estimated construction cost to be \$50,000, of which the A/E consultants will be paying for these costs.
- The lower level door pressure issue is still a problem. Joe will coordinate with Jessi and Kevin Kelley on cutting in additional ducts in the lower level to mitigate this door pressure issue.
- Walkway issue: O/E reports that the MAAB wants a new accessible walkway from Branch Street to the lower level entrance of the Library building. A concrete walkway is likely. DPW will need to build the two curb cuts and the crosswalk on Branch Street. Daedalus will work with O/E and the landscape architect to provide plans and specs for the new walkway. Joe will perform a cost estimate for construction. Alternate #1 is the walkway concept that will be developed into plans.
- Joe noted that there is less than \$100,000 in contingency money left in this project.

PSC Project:

- Jon went over the updated punch list.
- Light gage metal framing issue for the Certificate of Occupancy: The SPBC voted to allow the contractor to submit an affidavit stating that they constructed the light gage metal framing, I.e. interior walls, in accordance with the construction documents (plans

and specs) and the SPBC requires that the contractor provide an extended 1-year warranty on this work.

Ed DiSalvio made a motion to approve, Steve Shea made second motion to approve, all voted in favor to approve (7-0)

Steve Shea made a motion to approve PCO #118, Larry Guilmette made second motion to approve, all voted in favor to approve (7-0)

- Metal Storage Building: the police dept. presented information about the procurement of a metal storage building. Vertex will ask CTA for a price to construct this storage building. The Police Dept. will obtain prices as well from contractors.
- Helipad lighting system and wind sock:

The SPBC approved the purchase of the helipad lighting system and a wind sock in a not-to-exceed amount of \$4,000. Ed DiSalvio made a motion to approve, Steve Shea made second motion to approve, and all voted in favor to approve (7-0)

Senior Center Project:

- Jon Lemieux from Vertex presented the current status of the initiation of this project.
- A recent study had new building options in the range of \$10M to \$13.2M.
- The Board of Selectmen will be discussing the use of the former Gates School property for the new senior center location at their 3/6/18 meeting.
- The SPBC will schedule a special commission meeting on Thursday, March 8, 2018 to finalize the RFP for hiring of the Architect for this project. A tentative schedule is to post the RFP advertisement in the Central Register on 3/21/18, and have the A/E proposals due back on 4/11/18.

There being no other business a motion to adjourn the meeting at 9:00 PM was made by Larry Guilmette; Second by Carl Campagna, Unanimous Vote (8-0)

Written by,

Ed DiSalvio, Chairperson