

Permanent Building Committee Meeting Minutes
Wednesday, January 24, 2024
Zoom Meeting
Approved: February 14, 2024

PBC Members present: Pablo Carbonell, Chair; Julie Darling; Guy Hermann.

Attending, including but not limited to: Marie Sobalvarro, Assistant Town Administrator; Tim Kilhart, Department of Public Works Director; Lt. Bill Barton, Fire Dept.

Mr. Carbonell called the meeting to order at approximately 9:00 a.m. and provided remote meeting instructions.

Approve Minutes of 1/10/24

Mr. Hermann made a motion to approve the Minutes of January 10th, as presented; Ms. Darling seconded. All were in favor.

Update on the DPW project

Mr. Carbonell stated that the plan circulated is the currently favored layout plan for the DPW renovation. He indicated that it includes knocking off the intermediate building and the mechanics garage, and building new structures which will house men's and women's lockers, a unisex, handicapped accessible bathroom, a small entrance hall foyer, and a new office for to DPW head, as well as a mechanics office directly linked to the mechanics workshop. Mr. Carbonell reported that Weston & Sampson (herein "W&S") is working on a list of add-alts or add-deducts. He indicated that W&S is reporting that they are still on schedule to give a cost estimate shortly. Ms. Sobalvarro advised that the Select Board will need to approve the project for the Town Meeting warrant and noted that the Select Board will also be weighing a profound override. Mr. Kilhart reported that W&S met with him on the day prior to mark locations for borings and test pits; they are scheduled to return the following week to perform these with geotechnical services. Mr. Carbonell stated that the alternatives will be updating the lighting, heating, and flooring in the existing 6-bay garage, and renovating the pole barn. Mr. Kilhart stated that his priority order would be to repair the flooring, then the lighting, then heating, and lastly the pole barn. Mr. Carbonell opined that it would be an advantage to include these as deducts because they are all necessary and sends a message to the bidders to be more aggressive in order to be awarded the whole project; Mr. Hermann and Mr. Kilhart agreed.

The group explained for Ms. Darling that the pole barn is an unheated, but lighted storage facility which houses equipment and machinery. They stated that the building cannot be secured and does not keep out inclement weather. The group explained that the proposed building will have the ability to be secured, be weather-proof, and will have electricity, but no water or heat as with the current building.

Mr. Carbonell suggested the priority list be sent to W&S and the PBC consider it again once the pricing is submitted. He confirmed that the subcommittee would be meeting with W&S later in the day.

Update on COA solar project

Ms. Sobalvarro stated that Ms. Leicher of the Harvard Climate Initiative Committee contacted Senator Eldridge and Representative Sena to request their assistance in accelerating the project as they did for the Hildreth Elementary project. She indicated that the Senator's office staff responded that it was their understanding that approval was an infrastructure concern and not a reflection of political will for approval, but that the project could be scoped down. Ms. Sobalvarro indicated that she forwarded the response to National Grid and received a reply from National Grid the day prior requesting the load engineering information; she then passed this on to Select who has not yet responded. Ms. Sobalvarro reminded the PBC that the project will likely be put into service in the calendar year 2025. Ms. Sobalvarro noted that National Grid indicated that they have recently been tied up with a significant amount of storm restoration responsibilities.

Update on Fire Station project

Mr. Carbonell noted that the project will not be financed for a build out until potentially 2027. He suggested that the PBC approach the Select Board to ensure that they would like the PBC to take steps toward the project including approaching the Hazels to arrange for a hold on the property, and to request from the Select Board minor funding for test borings or test pits to confirm that it can accommodate a fire station.

Ms. Sobalvarro encouraged the PBC Members to watch the recording of the Select Board meeting from the night prior to hear the discussion indicating that this project is not yet on the docket. She stated that the Select Board is eagerly awaiting to hear from the PBC about the DPW project with the understanding that if the DPW does not pass, other projects will be pushed back in queue as the DPW project is repackaged. Ms. Sobalvarro advised that it would be helpful if the PBC presented a request to the Select Board on February 6th to consider a ballot question for an excluded debt override for the DPW project. She stated that a vote in favor would guide W&S to continue to on to the next level of detail regarding pricing. She reported that the cuts to the operating budget look grim, and it would be helpful for the Select Board to be reminded sooner versus later that there is an excluded debt override on the table. Mr. Carbonell stated he would attend the Select Board's meeting on February 6th but would not be available for their meeting on February 20th. He encouraged other members to join him on February 6th.

Mr. Carbonell stated that he would have a follow-up discussion with Ms. McBee regarding the Fire Station.

Recruiting Members

Ms. Sobalvarro reported that Mr. Sciple will be appointed to the PBC at the Select Board Meeting on February 6th. She indicated that Mr. Sciple is a veteran to Select Board appointment and has demonstrated much commitment to the Town and its projects.

Items for Next Agenda

Mr. Carbonell suggested the PBC will next meet in two weeks.

Adjournment

Mr. Hermann made a motion to adjourn the meeting at approximately 9:31 a.m.; Ms. Darling seconded. All were in favor.

Respectfully submitted,

Alison Flynn

Referenced Documents:

- Posted Agenda
- Draft Minutes of 1/10/24
- W&S 'preferred plan' (Option 2C rev. 1/11/24)