

Permanent Building Committee Meeting Minutes
Wednesday, March 22, 2023
Zoom Meeting
Approved: April 12, 2023

PBC Members present: Corey Dufresne, Deputized Chair; Rick Maiore, Vice Chair; Steve Moeser; Pablo Carbonell; Guy Hermann; Jeff Hayes, Building Commissioner.

Attending: Kim Buhl, DAI; Marie Sobalvarro, Assistant Town Administrator; Tim Kilhart, Department of Public Works (DPW) Director.

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

Approve Minutes of 2/22/23

Mr. Maiore made a motion to approve the Minutes as distributed; Mr. Moeser seconded. All were in favor.

Update on the Council on Aging project

The Members considered the contractor's Requisition #8 for \$107,323.40, for work completed from February 1st through February 28th, 2023. Ms. Sobalvarro indicated that it was reviewed at the last Job Site meeting and updated since then. Ms. Buhl confirmed that the PBC would be provided with a certified, notarized copy.

Mr. Moeser made a motion to approve Requisition #8; Mr. Maiore seconded. All were in favor. Ms. Sobalvarro confirmed she will wait for the notarized copy before paying.

Ms. Buhl stated that she will be present for the walk-through of the punch list.

Update on Other Municipal Building Projects

Ms. Sobalvarro advised that the Select Board authorized use of ARPA monies to proceed on the DPW building schematic and construction document preparation. She noted that Rick Almedia, the spokesperson for the DPW project at CBI, is no longer at CBI, but that Mr. Kilhart plans to contact him in his current position. Ms. Sobalvarro suggested that the PBC Members will want to review the RFQ that was prepared to originally retain CBI for the conceptual phase, and that the next phase will also need to consider the potential to include solar and impacts to previously recommended fire suppression requirements should the connect to Devens' sewer pass at Town Meeting. Ms. Sobalvarro advised that the PBC will want to move forward with contracting the next phase as soon as possible to make the best use of ARPA funds. She indicated that all ARPA monies must be encumbered by the end of 2024 and expended by the end of 2026, and monies not used for this project could be reappropriated if the DPW contract is complete before the end of 2024. Mr. Kilhart advised that included in the conceptual phase was an add/alt. list that he would not modify. Mr. Kilhart suggested the phase also consider inclusion of 800-amp electrical service to ensure the building is prepared for possible future requirements for use of electric powered equipment.

Ms. Sobalvarro also reported that there is renewed interest in follow-up on the Fire Station study. She reminded the PBC that the study last came before the Board in March of 2022, was revised over the summer, and was slated to present follow-up to the PBC in November but was postponed due to scheduling conflicts with the Fire Department. Ms. Sobalvarro indicated that the reassessment was primarily to consider the particular site and whether the traffic pattern would be adequate.

Member Reports

Ms. Sobalvarro explained that at Town Meeting, CPIC will be tasked with advocating for their choices, including solar for the COA project, with David Faye offering support, and PBC there to back-stop.

Mr. Hermann reported that he learned that the new Building Code requires that buildings are prepared for electrification, and that there is an optional Specialized Code which requires buildings be net zero for climate impact. He wondered if the Town should consider adoption of the Specialized Code. Mr. Hayes advised that the Specialized Code is approved through Town Meeting and has heard from the State that most municipalities are not eager for adoption because it has been reported as cost prohibitive to construction.

Consider items for next Agenda

Ms. Sobalvarro advised that the next requisition for the COA will not be available until April. Mr. Dufresne suggested the next meeting agenda should include the DPW project and Fire Department and be scheduled for April 12th or 19th. Ms. Sobalvarro indicated that she will circulate in advance the package of documents used to contract CBI for the Members' review.

Mr. Moeser made a motion to adjourn at approximately 9:30 a.m.; Mr. Maiore seconded. All were in favor.

Respectfully submitted,

Alison Flynn

Referenced Documents:

- Agenda
- Draft Minutes of 2/22/23
- Classic Construction's Requisition #8, dated 3/15/23