

LONGMEADOW BUILDING COMMITTEE MEETING MINUTES October
17th, 2019 - 7:00 P.M. - Rm. 15 – Longmeadow High School

Members Present - Marybeth Bergeron, Mary Beth Morris, Tom Ewing, Vincent McPartland

Other Attendees: Tim Alix and Adam Dalessio (Colliers/OPM), Mike Richard (Weston & Sampson)

1. **Resident Comments**- None
2. **Approval of minutes of 9/19/19**—Still awaiting minutes from Jim Moulton.
3. **Town wide Forum and Upcoming Town Meeting**- Tim Alix (TA) said the public primarily had questions/concerns about communication in town as it relates to cost overruns on the DPW project. The Town and its representatives were able to answer most questions. TA reviewed the project's current financial status report. The bottom line is that \$400k is needed to get the project back on track.

Marybeth Bergeron explained that the original bond issue approved at Town Meeting was for \$21.2M but that due to favorable bids coming in below budget, the bond issued for the project was \$19.9M. When the town issued the bond, it received \$1.35M in premiums that is available for the project.

Additional ACM was recently found during foundation excavation. There is also a possibility that more ACM may be found during continued site excavations but the dollar value is unknown at this time. Mike Richard commented that there is a plan in place with someone on-call if they find suspected ACM. MassDEP is in agreement with plan. In order to be conservative, some additional funds should be sought for the project to handle ACM if it is found.

After a lengthy discussion, Mary Beth Morris (MBM) made a motion, seconded by Vincent McPartland (VP), to **recommend to the Select Board** that they include an amount of \$1.1M in Article 11 on the warrant for the November 5th Town Meeting. It was approved unanimously.

MBM brought up some additional questions from the Town Forum that the town should be prepared to address at town meeting:

- Why hadn't the town bid out the ACM removal work instead of issuing a \$1.7M change order? TA mentioned that he asked AG office about limits on COs and was told that 20% is getting pretty high but there is no limit. He also said if the work had been bid out it would have shut the job down, taken several months for the competitive bid process, and there'd be a delay claim from the contractor. The Town Manager thought it was in the town's best interest to proceed with this work via CO to keep project moving.
- Has the Town pursued legal action against prior owner? MBB responded that the Select Board is working with attorneys on recovery.

4. **DPW Progress Report**—AD distributed a written summary. Building foundations and piers are well underway and steel for building has been delivered. The only PCO now (other than ACM previously discussed) is related to some flowable fill found in sewer vault where pier is being constructed. MBB asked about construction debris on site and contractor will remove without additional cost. MBB spoke about residents being concerned that there were funds moved from one project to another. Tim Alex of Colliers, OPM on the project stated there has not been, nor that there can be, town appropriated funds being allocated to a different project that the project that the funds have been approved for.
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TA mentioned that the interim town manager asked for proposal for additional construction observation for DPW and Adult Center. Right now Ray provides 10 hours per job per week; proposal is for 20 hours per job per week. MBB complimented Ray's daily reports.

Tom Ewing (TE) asked if there was a PCO for larger piers and AD said there is nothing related to that right now.

5. **Adult Center Progress Report**—AD distributed construction update and financial status reports. Sitework is ongoing and foundation is 90% complete. TA reviewed financials and mentioned that the town has contracted for \$12.2M of the \$14.3M budget. Project is scheduled to be completed in Fall 2020.

MBB asked about the status of including a van garage as part of the project. The new van was damaged by a fallen tree limb; the garage would protect it from future damage and prevent the need to clear snow. TA said this changes the scope of work and he will follow up with the architect, who will likely want additional design funds. The change would also need approval from the Park and Rec board. TA said it would not be ready this winter.

MBB mentioned several additional issues:

- Counter in residential kitchen not large enough – AD will look into it.
- Collapsible wall in multipurpose room - Jim Leyden wants this and AD will bring up with architect.
- New event coordinator needs private workspace within admin area.
- ZBA for height - still don't have authorization. AD is following up.
- Planning approval for permanent sign for building – AD will follow up.
- Street signs are in. Would like Jim Russell Way sign in ASAP as long as it won't interfere with construction.

- MBB suggested involving interior designer in color selection. Perhaps interior designer in town.

TE had also provided comments to architect and architect has responded- TE will review.

6. **New Business** - None

7. **Adjourn** - MBM moved to adjourn, VP seconded and it was approved unanimously.