

DPW/BPD Building Committee Meeting Minutes  
January 22, 2020 7:00PM, Selectmens' Room

Meeting called to order at 7:03, members in attendance Anne Marie Mahoney, Anthony Ferrante, Tom Gatzunis, Judith Ananian Sarno, Richard McLaughlin, Ara Yogurtian, Megan, Mike Smith, Chief Jamie MacIsaac, Bill Shea, Mike Santoro, Fitzie Cowing, Steve Dorrance, Roy Epstein, Ted Gallante, Jay Marcotte, Steve Rosales

- Review of agenda for evening
- Beginning with DPW, issues remain at the site
- Nearing completion, punch list remains outstanding, and code issue as it relates to items on roof too close to roof edge.
- Final on plumbing remains, which also holds up final on building
- Question regarding financial responsibility for roof railing outstanding as well.
- Installation on docs was well away from roof edge, not sure why contractor put them in the wrong place
- Member Ananian Sarno points out that any training on mechanicals should be video-taped to ensure that all future users/maintenance crews are able to use it with ease
- Member Epstein inquires about miscellaneous other items that were problematic but not directly related to our project? Ted answers that we as a committee, and TGAS will take no responsibility for anything beyond the scope of our project nor should we. Ted points out that some aspects were taken on under our project that technically we didn't even have to, and those have been handled, but beyond that the building is in sorry shape as it always was.
- Chair Mahoney points out that the building being in troubling shape is difficult given that we will want to have a groundbreaking and that while our work looks great, the rest of the building looks sad
- Discussion of cameras and keycard access points
- Discussion of tech needed for building (televisions, projectors, etc)
- Discussion of security camera display options, quote for 50 inch monitors for security camera is \$3847.00.
- Discussion of water penetration at one door, possible fixes include a berm, a drain grate, possibility of draining directly into drainage system instead of flowing away "naturally" from building
- Question about floor drain in wash-bay that isn't draining currently. Directive to explore a plan for addressing that drain
- Question to DPW re: furnishings - everything has been ordered except for window treatments (shades/blinds), awaiting updated amount from IT, etc.
- Chair Mahoney requests list of outstanding (re:unpaid) items for DPW prior to next meeting with accounting/treasurer
- Review of DPW budget and remaining contingency amount

- Review of process/next steps regarding our options given the contractor is so beyond late. We have options to pursue liquidated damages of \$750.00 per day, but the costs of pursuing them may be more than the liquidated damages are worth at this time.
- Moving on to BPD
- Towers are done, roof is open, structural steel begins next week
- By mid-Feb, structural outline of new addition should be in place
- Last few weeks focus have been power and antennae, plus removal of dirt
- Member Rosales asks if we are on schedule? Contractor requested additional time for dirt removal
- Contractor attempted to access additional time based on later start, but finish date was pushed in the contract. Original date was 8/12/19 to 8/1/20, and contract date pushed the finish to 10/19/20
- Essentially they are 2-4 weeks "behind" schedule, so there are questions regarding why that is, and how much it will become contentious. Wait and see for now
- There was a gas leak at station 20 years or so ago. All reports that were submitted at the time indicated that the soils were clean and that site had been remediated. We carried some money for soil removal and disposal, and based on information we had that seemed sufficient. Borings at outset of project indicated some contamination but not excessive.
- As digging began, threshold for clean material was met and just barely exceeded limits for standard disposal/removal.
- Price per ton was verified and was accurate, the quantities of dirt was the issue. We carried \$25,000.00 for removal, will end up costing approximately \$208,000.00
- Member Shea points out that we should receive credit for whatever cost they assumed for removal of clean dirt and should only pay upcharge for removal to contaminated soil site. Complication is that the contractor originally had a plan for dirt and had not carried cost for it, as such discussions continue.
- Discussion re: cell tower - existing tower lease includes provision for additional 2 possible providers, discussion regarding who provides the power - new providers have to be provided the path for the power, and access to generator, and only way to do all of this is to go through the check meter. If they have different power sources they cannot be on the same generator. What we will provide is 2 conduit pathways alongside elevator shaft from basement to attic. Should these additional providers come forward they will have access to conduit and can do any other work themselves.
- New generator discussion, as it relates to old fuel tank
- Original plan was to convert heating oil side to diesel for generator, but it was going to be cost prohibitive. Going to keep heating oil and use small oil system to warm garage in cold months. Member Epstein raises concerns that there are members of town who will be concerned with any oil based heating systems as that was not in the original plan.
- Other members raise similar concerns about oil fired heating, when it was not our intention or plan
- Possible age of tank concerns given that it is 17 years old, perhaps we should replace tank now given that we will have to do it in a few years anyway?

- Discussion as to whether or not tank is really required at station? Committee split on that. PD wishes to keep them.
- Next steps - determine timeline of existing tanks, and costs for removal, removal and replacement, and location.
- Review of electric vehicle conduit possibilities
- Review of budget so far, and contingency funds expended
- Invoice # 86768 from UTS for \$2,760.00 Chair Mahoney entertains motion to accept, moved by Member Cowing, seconded by Member Shea, unanimous approval
- Invoice # 191201 from Daedalus for \$18,000. Chair Mahoney entertains motion to accept, moved by Member Cowing, seconded by Member Rosales, unanimous approval
- Meeting adjourned at 9:15PM