

DRAFT LONGMEADOW BUILDING COMMITTEE REMOTE MEETING

Meeting Minutes, April 28, 2021, 7:00 P.M.

Attendees: Marybeth Bergeron, Mary Beth Morris, Tom Ewing, Jim Moulton, Vincent McPartland, Peter Greenberg, Adam Dalessio (Colliers/OPM), Pete Landon (resident)

1. **Approval of Minutes of 4/7/21** – Tom Ewing (TE) moved to approve with minor correction, Peter Greenberg (PG) seconded. Motion unanimously approved (one committee member abstained).
2. **DPW – Status**
 - a. Discussed signage options, perhaps painting letterhead on building. Awaiting proposal per Adam. There are a few punch list items: mixing valve in wash bay area; roof hatch needs correction with dented panels replaced. The contractor is trying their own remedy for the dented panels first. Discussed stone mulch around salt shed (not approved at last meeting) and DPW staff thinks they can remedy issue themselves. Marybeth Bergeron (MBB) asked about locks on gates and Adam believes they are now functioning. PG asked if they were using gas tanks and Adam was not aware, he will follow up.
3. **Adult Center** – Status update provided by Adam. Interior punch list work is underway. Commissioning agents currently on site. Still need to stripe blacktop, install signage, etc. PCO's under consideration:
 - a. 105 - \$15,645 for adding gutters to pool house to match Adult Center. Work also includes concrete pad/drainage improvements associated with this area. There was discussion about using gravel to reduce costs but would require maintenance. TE motioned to approve, Vincent McPartland (VM) seconded. Approved 5-1.
 - b. 123 - \$410 to raise ceiling at exhaust hood control panel. Jim Moulton (JM) motioned to recommend that the Town Manager approve, PG seconded. Approved unanimously.
 - c. 129 - \$3,670 to add stone mulch at intersection of sidewalks. MBB suggested grass instead. PG motioned to reject, JM seconded. Approved unanimously.
 - d. 134 - \$1,385 for additional support steel in resin rail panels in main staircase. This work has been done already. TE motioned to recommend that the Town Manager approve, Mary Beth Morris (MBM) seconded. Approved unanimously.
 - e. 135 – \$964 for revised demo kitchen refrigerator. The unit originally delivered did not fit properly and had some dents. This is additional cost to upgrade

refrigerator to fit. TE motioned to recommend that the Town Manager approve, VM seconded. Approved unanimously.

- f. 136 - \$29,628 for sump pump and oil separator in elevator sump pit. This must be installed by code. It is not a design omission, it is a new code requirement. Adam suggested we ask the subcontractor to do the work on time & material basis, NTE. The work is complicated so there is some risk approving as NTE so TE suggested fixed price. JM motioned to recommend that the Select Board approve this work, TE seconded. Approved unanimously.
- g. 137 – \$795 for outlets at platform on stage in multipurpose room. The number of outlets is insufficient. TE motioned to recommend that the Town Manager approve, VM seconded. Approved unanimously.
- h. 138 – \$630 for revised lock and to add signage on elevator machine room door. This is required by code. PG motioned to recommend that the Town Manager approve, VM seconded. Approved unanimously.
- i. 139 - \$7,793 for message board revisions. Existing custom bulletin board was installed at 45 degree angle with outlet for television above. The outlet was removed and the Director suggests that this be removed and the area restored. TE motioned to approve, PG seconded. Approved unanimously.

Adam commented that we still have funding for ionization/UV if the town wants to pursue.

- 4. **Storrs Library Roof** – TE reported that work has been bid. Low bid was \$153,000 and budget was \$225,000. The town is in process of signing contract. TE mentioned that additional funds could possibly be used for gutter repairs. MBB will discuss issuing change order with town officials.
- 5. **Adult Center Walk Through** - MBB is organizing building committee walk through of facility. MBB asked that attendees make detailed observations as this is our last chance to find and fix any problems before the building is turned over to the town (note however that the one year warrantee would commence at that time). MBB will schedule this for 2:00pm on Thursday, May 6.
- 6. **Other** – MBB has been having conversations with Town Manager about redesign of Greenwood Center for town offices. This won't move forward until Fall Town meeting.
- 7. **Adjournment** - MBM moved to adjourn, TE seconded. Approved unanimously.