

LONGMEADOW Building Committee Remote Meeting Minutes

Tuesday, August 18, 2020 at 7:00 P.M.

Attendees: Marybeth Bergeron, Tom Ewing, Mary Beth Morris, Vincent McPartland, Peter Greenberg, Adam Dalessio (Colliers)

1. **Welcome** - Marybeth Bergeron (MBB) opened meeting and read information about Governor Baker's Emergency Order Modifying the State's Open Meeting Law.
2. **Resident Comments** - None
3. **Approval of Minutes of 7/9/20** – Vincent McPartland (VM) moved to approve, Tom Ewing (TE) seconded. Approved unanimously.
4. **DPW Status and PCOs** - Adam provided financial status report overview. Project has \$1.48M in contingency budget. MBB mentioned that an additional \$1.3M had been approved at town meeting otherwise there would be little remaining contingency budget. Mary Beth Morris (MBM) inquired and Adam confirmed that the project budget includes \$700k for Pondsides DPW site closure activities. MBB mentioned that there is some initiative to put solar on the Pondsides site. Adam said construction is moving along well and should be complete by end of November. The following PCOs were discussed:
 - a. #70 - \$46,567.48 for riprap slope stabilization on south side of site adjacent to retaining wall. It's very sandy soil and could be problematic in the future. TE moved to recommend that the Select Board approve and VM seconded. Approved unanimously.
 - b. #72 - \$810.71 for muster room range circuit. This was a design error. MBM moved to recommend that the Town Manager approve and VM seconded. Approved unanimously.
 - c. #75 – \$4,846.63 credit for deleting C channel at mezzanine. This was a design error. TE moved to recommend that the Town Manager approve and VM seconded. Approved unanimously.
 - d. #76 - \$4,906.41 to add two card access. This is an owner-initiated change to add additional access control points to building security system. MBM moved to recommend that the Town Manager approve and TE seconded. Approved unanimously.
 - e. #77 - \$1,785.21 credit for deleting a backflow device. TE moved to recommend that the Town Manager approve and MBM seconded. Approved unanimously.
 - f. #78 - \$7,589.63 to convert two overhead doors for high lifts to clear bridge crane. This is time sensitive and is a not to exceed price. TE moved to recommend that the Town Manager approve (work not to exceed \$7,589.63) and MBM seconded. Approved unanimously.

- g. #79 - \$2,258.81 for additional door, frame and hardware for Room 102A. This was design error. TE moved to recommend that the Town Manager approve and MBM seconded. Approved unanimously.
2. **Adult Center Status and PCOs** - Adam reviewed financial status reports. Remaining contingency budget is \$226,996 plus \$104,682 in donations so balance is \$331,678 to complete the project. MBB made some comments on past PCOs. The committee had previously approved cherry wood subject to donation and this has moved forward. The committee had also approved PCO for additional pickleboard courts and \$30k in savings has been realized following geotechnical investigations determining that soils are suitable. The following PCOs were discussed:
- a. #43 - \$17,654 for hearing loop in multipurpose room. The committee had tabled this last time. MBB said non-profit will donate half of the cost of town direct purchase. After a lengthy discussion, TE moved to approve (subject to donation) and PG seconded. Approved unanimously.
 - b. #50 - \$4,689 for brake metal returns at exterior side of storefront jambs and heads. Color chosen is not available so there is an upcharge and brake metal was missing from design. Architect still pushing back on price so Adam suggests not to exceed approval if possible. PG moved to recommend that the Town Manager approve (work not to exceed \$4,689) and TE seconded. Approved unanimously.
 - c. #53 - \$563 to relocate sprinkler since it doesn't meet code. PG moved to recommend that the Town Manager approve and VM seconded. Approved unanimously.
 - d. #55 - \$558 credit for wheelchair lift revisions. TE moved to recommend that the Town Manager approve and PG seconded. Approved unanimously.
 - e. #57 - \$897 for wiring for scoreboard in gym. There was conflict with running track. TE moved to recommend that the Town Manager approve and MBM seconded. Approved unanimously.
 - f. #60 - \$3,504 to relocate AC lines serving electrical room per electrical inspector observation. Architect is still arguing this with inspector but Adam suggests approving as not to exceed. TE moved to recommend that the Town Manager approve (work not to exceed \$3,504) and MBM seconded. Approved 4-1.
 - g. #61 - \$13,465 to relocate transformer for pool house to closet north of locker room. Mario Mazza requested this preferred location. TE moved to approve and PG seconded. Motion failed.
 - h. #62 - \$9,993 for pipe chase housings for 5 AC system roof penetrations. TE explained that what was designed was insufficient. TE moved to recommend that the Town Manager approve and VM seconded. Approved unanimously.
 - i. #63 - \$4,359 for pickleball post sleeves which were not included in the design. TE moved to recommend that the Town Manager approve and MBM seconded. Approved unanimously.
 - j. #64 - \$3,277 for wallpaper in library lounge. Interior designer suggested this for one room. TE moved to recommend that the Town Manager approve and PG seconded. Approved unanimously.

- k. #65 - \$4,811 for motors for window blinds. Adam recommends rejecting this. Electrical plans do call out power shades. TE moved to recommend that the Town Manager approve and PG seconded. Motion failed.
- 3. **Roofing projects** - TE and MBB met with Mario and Nick (DPW) and Town Manager about roof projects at Community House and Storrs Library. Community House roof repair contract has already been awarded. The Library, which will be almost full roof replacement, is going out to bid soon. TE met with Nick (DPW) on library roof and has some concerns with specs developed by Hill Engineers, the town's on-call engineer. TE and MBB think the permanent building committee should review library roof replacement design before it goes out to bid. This is probably a \$150-200k project. MBB will discuss with Mario and Lin to see what next steps should be.
- 4. **Adjournment** - MBM moved to adjourn, TE seconded. Approved unanimously.