

Municipal Building Committee Meeting Minutes

October 30, 2007

Revised, 11/19/2007

Mixer Offices

120 Prescott Street

West Boylston, MA 01583

Members Present:

Kevin McCormick, Bruce Peterson, John Hadley, Michael Maljanian, Christopher Rucho, Allen Phillips, Roger Hall

Members Absent:

Michael Vignaly, John DiPietro, Valmore Pruneau, James Dugan

Guests:

Leon Gaumond, Eric Moore, LPA,

The meeting convened at 7:05pm

Approval of last meeting minutes:

Eric Moore noted an incorrect plan number, 3.2, in Bruce Peterson's Motion accepting the Police Station plan. The correct plan number is 2.1. The DPW garage plan is 3.2.

Kevin McCormick noted that Tivnan Drive was spelled incorrectly.

Motion: Allen Philips motioned to approve the minutes from the meeting of October 10, 2007 with noted corrections. Bruce Peterson seconded, no discussion, voted all in favor.

DPW Garage Plan

At the last MBC meeting, on October 10th, 2007, the final acceptance vote on the DPW design plan 3.2 was delayed due to the Tivnan Drive proposal acceptance. Article 3 passed at the October 15th, 2007 town meeting allowing a long-term lease of the Tivnan property for a DPW building.

Motion: Kevin McCormick motioned to accept the DPW plan 3.2. Christopher Rucho seconded, no discussion, voted all in favor.

Lamoureux, Pagano & Associates, Inc. Needs Assessment Study update, Eric Moore:

Eric Moore of LPA provided an updated on the currently on going Feasibility/Cost Estimation Study.

Police Station/Fire Station and DPW Property Survey

Eric Moore recommended a title search be conducted on the existing Police/Fire Station and DPW land parcels. Deed research was conducted by R.E. Cameron & Associates, Inc on the Police/Fire and DPW land parcels in September. The research identified there is not one deed for the land parcels. The Northern boundary neighboring the Kittredge parcel is unclear and will need further title research. The title search will establish one clear title for the land parcel. The new title will include a legal description of the land parcel.

Motion: Allen Phillips motioned to allow LPA and Leon Gaumond to develop an RFQ to conduct a title study on the Police/Fire Station and DPW land parcels and retain \$10,000 dollars for this study from reverting back to the general fund on October 31, 2007. Christopher Rucho seconded, no discussion, voted all in favor.

LPA Phase 3 Interim Report – Supplemental Options Cost Analysis

Eric Moore from LPA discussed LPA's Phase 3 Interim report dated 17 October 2007. This report consists of budgetary pricing options for the various construction/renovation options being studied. The budgetary cost estimates contained in the document are derived based on the required square footage requirements of each building. This document listed options 1a, 1b, 2, 3, 4, 5a, and 5b. The next step is design development. Eric recommends a 15% to 25% contingency be added to these estimates for soft costs.

Allen Phillips asked what the difference between option 1a and 1b is. Eric Moore clarified that Option 1a is with the new building constructed in the front and 1b is with the new building constructed in the back.

Bruce Peterson asked if the design fees are included in these costs. Eric Moore stated they are not. General Contractor costs are included which include profits and overheads. Legal fees are not included.

Roger Hall asked if additional land costs are included. Eric Moore stated that no additional land costs are included.

Eric Moore recommends the MBC committee develop and rank priorities for each project, i.e. costs, ability to support building programs, operational disruptions or inconveniences.

Kevin McCormick asked if the Beardsley Property on Crescent Street was investigated. Eric Moore stated he did conduct a very preliminary investigation of the property and a formal study could be done at an additional cost.

Eric stated LPA conducted a very preliminary investigation using online MA GIS maps. Wetlands are present and figuring parking for 100 cars and driveways will eat away the available space quickly leaving a 7,000 square foot print for the building. Base on this preliminary investigation locating a combined Town Hall / Senior Center will not fit. A building for just a Town Hall could possibly fit. At this time LPA is looking for directions from the MBC if a formal study of the Crescent Street property is required.

Roger Hall stated that he does not recommend going any further with this Crescent Street property. In his opinion the land is not suitable for the Town Hall. He recommends keeping the Senior Center and Town Hall together to maintain operating cost and to take advantage of the synergies of each building. Roger also stated having the Town Hall on the Mixer property will allow for expansion where the Crescent Street property will not.

Bruce Peterson stated he does not recommend moving forward with additional studies of the Crescent Street property. He walked the land and noted that much site preparation work will be required. Bruce also mentioned it does not make sense to squeeze the Town Hall on a location when another location that will allow for future growth is available.

Allen Phillips stated that in a \$25 million dollar project \$650k to obtain a downtown location is a small cost. Allen also discussed the 13k square foot building design could possibly be down sized to 11k and still support the Town Hall space requirements. Allen recommends a professional study be conducted on the Crescent Street property so a well-informed decision can be made. He also stated that the MBC would be doing a disservice to the town by not looking at the property.

John Hadley stated he walked the land last week and the grades were very steep and traffic could possibly be an issue. He also mentions much site work will be required.

Christopher Rucho stated he walked the land and saw many possible issues with this site.

Kevin McCormick asked Eric Moore what the cost would be to conduct a study of the Crescent Street property and develop similar design options as done on the other proposed sites. Eric Moore stated the cost to do the work would be \$4k to \$6k billed on an hourly base.

Motion: Bruce Peterson motioned to except option 1a in the Phase 3 Interim Report locating the new Town Hall senior center behind the existing Mixer building, shown on drawing plan proposal 1.1. Roger Hall seconded and there was discussion.

John Hadley asked if there was a possibility of a seconded driveway from the Rt. 12 land to the new proposed building location. Eric Moore and other MBC members stated the land parcels are not connected therefore a second driveway is not possible.

Bruce Peterson requested that the driveway be split and moved closer to the Senior Center entrance to provide closer access to the Senior Center building entrance. Kevin McCormick mentioned maybe a second wing with a private parking lot could be a possibility.

Eric Moore said LPA would develop other possible ideas for option 1b.

Motion: after discussion, voted majority in favor.

LPA recommends the Mixer's property have a full GeoTech study done. The study will include tests borings, soil analysis and probe for refusal tests identifying ledge. This work will need to be conducted by a GeoTech Engineering firm. This work is estimated to cost \$12 to \$15k. Having this information is very beneficial in aiding the design process at this point in the study.

Motion: John Hadley motioned to allow LPA and Leon Gaumond to develop an RFQ to conduct a GeoTech study on the Mixer land parcels and retain \$30,000 dollars for this study from reverting back to the general fund on October 31, 2007. Allen Phillips seconded, no discussion, voted all in favor.

Other Business:

Lamoure Pagano Associates, Inc Invoice Approval:

LPA submitted invoice number 0705-0710 dated October 1, 2007 for the sum of \$9,625.00.

Motion: Chris Rucho motioned to approve and recommend payment of invoice number 0705-0710 for the sum of \$9,625.00. Kevin McCormick seconded, no discussion, voted all in favor.

Hancock Associates conducted a Wetland Delineation on the Mixer land parcel. No wetlands were located. A letter stating the studies findings is required. Leon Gaumond will follow up with Stacey Carpenter from Hancock Associates to obtain a letter.

A special town meeting for the MBC building project proposals was discussed. The buildings design and feasibility study should be completed by early January 2008 and a special town meeting can be scheduled for February or March 2008.

Next Meeting:

November 14, 2007, 7pm

Adjournment:

Motion: Kevin McCormick motioned to adjourn the meeting. Chris Rucho seconded, no discussion, voted all in favor. The meeting adjourned at 8:40pm.

Meeting minutes prepared by Michael Maljanian MBC member.

Approved:_____