

Municipal Building Committee Meeting Minutes

November 28, 2007

Mixer Offices

120 Prescott Street

West Boylston, MA 01583

Members Present:

Kevin McCormick, Bruce Peterson, John Hadley, Michael Maljanian, Christopher Rucho, James Dugan, Valmore Pruneau

Members Absent:

Michael Vignaly, John DiPietro, Roger Hall, Allen Phillips

Guests:

Leon Gaumond, Fire Chief Richard Pauley, Eric Moore, LPA, Michael Pagano, LPA

The meeting convened at 7:00pm

Approval of last meeting minutes:

The November 14, 2007 MBC meetings were reviewed.

Motion: Chris Rucho motioned to approve the minutes from the meeting of November 14, 2007 as written. Valmore Pruneau seconded, no discussion, voted all in favor.

Invited guest – Fire Chief Richard Pauley

Fire Chief Richard Pauley addressed the MBC with two concerns he has regarding the existing fire station facility. Concern one is the apparatus bay doors are not adequate in their present configuration. The trucks need to be back in on an angle to fit through the existing doors. When the trucks are parked in the apparatus bay space is limited which makes working on the vehicles or between them difficult. Chief Pauley requests the MBC to look into replacing the 3 existing doors with 4 individual 12ft doors. Chief Pauley stated if the doors cannot be replaced the building will not meet the required needs of the fire department.

The office space was Chief Pauley second concern. All offices would need gutting and complete renovation. The building will need a sprinkler system, electrical updates, shower and sleeping quarters.

Chief Pauley stated he is a proponent to renovate the building if the doors can be change along with the planned 20ft rear addition. These changes will provide 4 front to back bays, which will meet the requirements.

Valmore Pruneau asked LPA if they had looked into changing the front doors of the building. LPA stated they did look at it but a structural engineer had not.

After discussion the MBC was in agreement that replacing the front doors needs to be invested further prior to moving forward.

LPA Update

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

The RFP is out for the title work required at the existing Police/Fire and DPW land parcel. Responses are due back on Friday, November 30, 2007. Many contractors have expressed interest in this RFP.

LPA recommends having a phase one geo-technical study done at all of the proposed building locations. The information obtained in this study will be used by LPA to develop the budgetary cost estimates. A more detailed geo-technical study will be required prior to actual construction. This study will include soil tests, HAZMAT testing, probing for ledge, test borings, and ground water test wells. LPA has obtained a quote for the geo-technical study from a LPA approved consultant. The cost to perform the study is \$22 to \$23k and LPA will mark the study up by 15% as stated in the LPA/West Boylston contract. LPA will coordinate the work and be responsible for all aspects of the study. All study invoices from the hired consultant will be provided to the town administrator and MBC.

Leon Gaumond mentioned the MBC has retained \$30k to perform this study.

Kevin McCormick recommended LPA do the work.

John Hadley recommended 5 drill holes be done on the Worcester Street parcel instead of 3.

Motion: Chris Rucho motioned to have the LPA contract amended to include the geo-technical study, which will include soil tests, HAZMAT testing, probing for ledge, test borings, and ground water test wells. John Hadley seconded, no discussion, voted all in favor

LPA provided and discussed a layout drawing to the MBC for the proposed Fire Station.

LPA noted the existing building would fit the required program except for the number of sleeping quarters on the 3rd floor.

LPA noted the existing Fire Stations concrete plank floor design makes it difficult to add openings. An elevator is proposed located near the office area in the back. Space is tight and MBC asked if it would be possible to bump out the Northeast corner and square off the building.

The flat-ballasted roof is currently leaking and will need to be replaced. LPA does not recommend changing the roof pitch. If roof materials are installed correctly a flat roof is an acceptable design.

The existing concrete floors will be retained.

Chief Pauley stated his expectation of the building renovation is to make the building a 100-year building. Meaning the building will provide service to the town for 100 years.

The current design has the bathroom/shower facilities located on the basement floor with the sleeping quarters on the 3rd floor. It was noted that this is not an optimal design.

LPA provided and discussed a layout drawing to the MBC for the proposed Police Station.

The existing DPW facility will be renovated and become the Police Station. LPA noted the DPW facility meets the required Police Station program and the lower level needs to be completely gutted and renovated.

LPA provided and discussed two layout drawings to the MBC for the proposed Town Hall and Senior Center.

Option 1A locates the new building 15ft to 20ft off the rear of the existing building. The building is a one-floor design and due to the typology of the land the right side wing of the building could possibly have a basement or lower level. Parking is left to right with landscaping between parking areas.

Option 1B locates the new building in a similar location to option 1A except the right hand wing is positioned on a greater angle to give the appearance of a smaller building. This option is a two-story building and would provide a more economical solution. It is a larger building and the extra space could be left unfinished.

Kevin McCormick stated the large function room should be closer to the bathrooms.

LPA stated it would be nice to open the main lobby up to view the rear-wooded area.

The MBC liked the 2 story proposed option 1B.

LPA stated the discussed building changes are doable and the next step is to begin developing the presentation documents.

The next LPA report deliverables will include implementation options and cost data for all building options. This report should be available in approximately 3 weeks.

LPA discussed the building's exterior wall construction could be a steel stud with a veneer outer sheathing.

Kevin McCormick recommends the Fire Station's exterior finish should match the DPW garage building.

The MBC was in agreement that energy conservation should be considered when designing the buildings.

Discussion on moving forward

The MBC will wait for LPA's last step.

A special town meeting will be planned.

Mike Daily will be invited to attend the next MBC meeting.

Construction Reform will be discussed in further detail at the next meeting.

Other business

None

Next Meeting:

December 12, 2007, 7pm

Adjournment:

Motion: Kevin McCormick motioned to adjourn the meeting. Valmore Pruneau seconded, no discussion, voted all in favor. The meeting adjourned at 9:05pm.

Meeting minutes prepared by Michael Maljanian MBC member.

Approved:_____