

Municipal Building Committee Meeting Minutes

July 17, 2007

Mixer Offices

120 Prescott Street

West Boylston, MA 01583

Members Present:

Kevin McCormick, Bruce Peterson, John Hadley, Valmore Pruneau, Michael Maljanian, Roger Hall, Allen Phillips

Members Absent:

Michael Vignaly, Christopher Rucho, John DiPietro, James Dugan,

Guests:

Leon Gaumond, Eric Moore, Marcia Cairns

The meeting convened at 7:00pm

Approval of last meeting minutes:

Motion: Allen Phillips motioned to approve the minutes from the meeting on June 13, 2007. Valmore Pruneau seconded, no discussion, voted all in favor.

Lamoureux Pagano Associates, Inc Invoice Approval:

Invoice number 0705-0707 dated 7/2/2007 for the sum of \$10,175.00 has been received. This invoice is for 10% of the design phase.

Motion: Bruce Peterson motioned to approve and recommend payment of invoice number 0705-0707 for the sum of \$10,175.00. Allen Phillips 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.

Eric reported that phase I and II of the study has been completed. Phase III, the design phase, is currently underway. Tonight, Eric had site layout/building footprint design options to share with the Municipal Building Committee.

Town Hall, Senior Center:

Four building footprint options were reviewed.

Option 1 places a new building behind the existing Mixer building. This option will enable the existing building to remain in service during construction. There will be a period of inconvenience during construction. The building footprint will meet the required program.

Option 2 places the new building on the back parcel off of RT12. This option will limit future expansion. The building does provide a good location being on RT12 for public access. Option 2 makes the remaining site available for additional recreational fields.

Option 3 places the new building in front of the existing Mixer building relocating the existing baseball diamond to the back of the property. There may be less of an impact to the wetland area with this option.

Renovation of the existing building is Option 4. The MBC decided that this is not a feasible option. This option will need to be investigated for project justification reasons.

Police/Fire Station:

Two building footprint options were reviewed.

Option 1 places a proposed addition on the rear of the existing building. The existing site and building modification will meet the program requirements. Access to the rear of the fire station is maintained. A significant construction impact to the fire department occupants will occur during construction. Existing overhead doors are narrow and cannot easily be widened.

Renovating the existing DWP building meets the Police program requirements except for the driveway entrance requested on both sides of the building.

Option 2 is very similar to option 1. The proposed fire station addition is placed on the South wall of the existing fire station building. This addition will provide an additional apparatus bay.

Allen Phillips discussed the possibility of building a new police station on the Mixer building's open space on RT12 and making the town hall the existing DPW building and keeping the fire station where it currently is.

Eric Moore stated that LPA recommends looking at all possible building location scenario options. The study of these possible options will be done at no additional charge.

Eric Moore recommended reviewing the Mixture property to determine if the existing wet lands located on the property exist as indicated on the property plans.

Motion: Kevin McCormick motioned to request a Notice of Determination be filed with the Conservation Commission to review the existing wetland located on the Mixer building property. Valmore Pruneau seconded, no discussion, voted all in favor. Leon Gaumond will coordinate the required paper work.

Eric Moore requested that LPA be included on the MBC meeting minute's recipient list.

Other Business:

Leon Gaumond mentioned that the Owners Project Management Forum materials are available for any MBC member who would like a copy. Bruce Peterson attended this forum on May 11, 2007.

Next Meeting:

August 22, 2007, 7:00pm (Update, 7/25/07, the next meeting will be held on August 21, 2007)

Adjournment:

Motion: Kevin McCormick motioned to adjourn the meeting. Valmore Pruneau seconded, no discussion, voted all in favor. The meeting adjourned at 8:30pm.

Meeting minutes prepared by Michael Maljanian MBC member.

Approved: _____