

Municipal Building Committee Meeting Minutes

March 12, 2008

Town Offices
Hartwell Street
West Boylston, MA 01583

Members Present:

Kevin McCormick, Bruce Peterson, John Hadley, Michael Maljanian, Christopher Rucho, John DiPietro, Allen Phillips, Roger Hall, James Dugan, Valmore Pruneau

Members Absent:

Michael Vignaly

Guests:

Leon Gaumond, Greg Zakarian

The meeting convened at 7:05pm

Approval of last meeting minutes:

The February 25, 2008 MBC meetings were reviewed.

Motion: Allen Philips motioned to approve the minutes from the meeting of February 25, 2008 as written. Chris Rucho seconded, no discussion, voted all in favor.

Kevin McCormick asked the MBC committee for possible suggestions on how to move forward with the building projects the town needs. The MBC discussed possible solutions.

John Hadley stated the town of Paxton just received a bid for the construction of a municipal building and the price was \$2 million less than what was budgeted.

John DiPietro suggested renovating the existing Mixer building by reusing the floor slab and existing steel. John Hadley stated this might not be possible do the unknowns in the existing slab and obtaining engineering sign off would be an issue. Leon Gaumond added the existing kitchen floor area is showing signs of settling.

John Hadley suggested construction the DPW first. Bruce Peterson recommended building the town hall and senior center first because the Mixer building is condemned and this building is need the most..

Bruce Peterson discussed building projects that were submitted in the designer bids. The town of Westminster built a town hall for \$4.6 million. Bruce also stated he recommends moving forward with the existing town hall senior center design.

Mike Maljanian suggested determining what the town can afforded and then develop a construct budget and scope based on the available funds the town could provide.

Kevin McCormick suggested asking Mike Daily to run tax impact debt schedules on capital spending of \$8, \$10, \$12 and \$15 million.

Roger Hall recommended spreading the construction project over many years allowing each of the buildings to be paid off prior to beginning the next.

James Dugan stated the Police and Fire facility does not have a rest room in the lock up cell and it is only a matter of time before the town could possibly be sued if a prisoner is injured while going up the stairs to the closest rest room.

Valmore Pruneau recommend that we need to move forward soon or the MBC projects may run into school capital spending.

Allen Philips recommended building the DPW on Tivnan Drive and renovate the existing DPW garage turning it into the town hall/senior center and then renovate the existing Police/Fire building as outlined in a past feasibility study. Kevin McCormick added maybe the Mixer property could be sold for additional funding. Kevin also stated he does not recommend selling town property but this should be considered as an option. Bruce Peterson stated the existing DPW building was looked at years ago and was determined to not be feasible for a town hall.

Leon Gaumond said he would contact Mike Daily and ask to have tax debt schedules run for capital expenditures of \$8, \$10, \$12 and \$15 million.

Leon Gaumond suggested sending out a questioner to the town residents. He said the questionnaire could be conducted fairly inexpensively. Valmore suggested possibly putting it in the Electric Lighting Plant bill. After further discussions the MBC decided to hold off on the questionnaire at this time.

Valmore Pruneau suggested looking at the older studies that were conducted. Chris Rucho agreed pulling the old studies together would be good idea.

Roger Hall asked Leon Gaumond if any federal grants could be available. Leon replied there is most likely not and funds available in the federal budget.

Bruce Peterson suggested asking LPA to fine-tune their study numbers for the town hall, senior center and DPW garage.

Other Business:

Motion: Allen Phillips motioned to pay the LPA invoice dated 2/29/2008 for the sum of \$2,750.00. Roger Hall seconded, voted all in favor.

Leon Gaumond suggested the MBC meet with Performance Contracting to discuss other solutions to fund capital building projects. The MBC agreed to have them come in the future after a project scope has been developed.

Next Meeting:

March 31, 2008, 7pm

Adjournment:

Motion: Kevin McCormick motioned to adjourn the meeting. Valmore Pruneau seconded, no discussion, voted all in favor. The meeting adjourned at 8:35pm.

Meeting minutes prepared by Michael Maljanian MBC member.

Approved: 331-08