

**Capital Project Building Committee Thursday, January 3rd, 2019 at 7:00PM
Town Hall**

Present: Greg Ettridge (Chairman), James Banda (Vice Chairman), Peg Davis (Secretary) Harry Murray, John Viola, Mark MacDonald, Mike Maresco (Town Administrator), Fred Russell (Facilities Manager)
Shawn Patterson (DPW), Tom Reynolds (DPW), Jim Kent (DPW), Jeff Granatino (Supt. of Schools), Barry Cornwall (Senior Center), Robert Shanley, Wayne Lopes

Meeting was called to order by Greg Ettridge at 7:10PM. The minutes of the previous meeting were approved after a motion made by Mike Maresco and seconded by Mark MacDonald.

Mike Maresco said that the Simms property on Plain Street is no longer available since the sale has gone through. Price is unlisted for the Stearns property so Mike Maresco will call Atlantic Properties to get the land price.

Mike presented a new option for relocation of the DPW which would be on a piece of land located behind the animal shelter on Clay Pit Road. The land parcel is about 14 acres and has about 125 feet of frontage which would be suitable for entry and exit of town vehicles. It borders the bridal path and some houses but barriers could be placed to protect abutters from noise. The land is good for foundation and it is level. The location is excellent since there are other industrial businesses in the area. The salt shed is on or near the property. Due to water restrictions we would have to provide a drainage system and sewer treatment plant to handle fuel and septic runoff as was done with the high school but the cost would not be excessive (approximately 1 million dollars) and the land would be free since it is owned by the town. Everyone agreed that this is an excellent option. We would need to get approvals from Legal Dept., Planning Board, Conservation, Building Dept. and Board of Health. It is estimated that the RFQ would cost approximately 400,000 dollars for preliminary design. Greg estimated that the entire cost through final design including the necessary bid documents would be about 2.5 million dollars for everything including the waste treatment plant. It was suggested that revenue could be used to offset costs.

Other Project Status:

The Senior Center has an approved design. The cost of the project is about 7 million dollars.

The Police Station is estimated to be about 20 million dollars. There was some discussion related as to whether all three projects should be presented to town meeting at the same time or presented one at a time or as they are ready since they are all in different stages. According to Mike the Selectmen think that DPW is most critical because of the deplorable condition of the building. The police station cannot be designed until the DPW building is relocated and the old building is torn down.

Jeff Granatino brought up the fact that MES roof is top priority for school dept and MSBA funds may be available.

Mike Maresco has begun the process to secure permits for plans to provide temporary structural fixes to the DPW building to include: adding support beams, adding plywood to the roof and cover it completely, adding insulation, removing skylights, improving air exchange, and making other emergency repairs needed for the short term for the health and well-being of the employees. The repairs will cost about 200,000 dollars.

Next steps: Mike Maresco will investigate the property prices of both the Simms and the Stearns properties in order to do due diligence for comparison of the three options. Mike will also draft an article for Special Town Meeting for the DPW project. Finally, Mike will look into the RFQ process. The suggestion was made that everyone familiarize themselves with chapter 149 regarding trade contractors.

A motion was made, seconded and passed to adjourn the meeting was at 8:30PM. Next meeting will be Thursday, January 31st at Marshfield Town Hall at 7:00PM.

Respectfully submitted

Peg Davis, Secretary

Documents: pictures of proposed sites for DPW building