

## **MINUTES – CAPITAL PROJECT BUILDING COMMITTEE**

**Monday, November 2, 2020**

### **Remote Meeting**

Present: James Banda; Peg Davis; Mark McDonald; Harry Murphy; John Viola; Tim Withers; Michael Maresco, Town Administrator; Patrick Dello Russo, Finance Director; Fred Russell, Facilities Manager; Dan Pallotta, P3 Construction; Steve Rusteika, PMA Consultants; Shawn Patterson and David Carriere, DPW

Jim Banda moved, seconded by John Viola, to open the meeting at 7:00 p.m. The vote was 5:0. Roll Call vote: Ms. Davis – aye; Mr. McDonald – aye; Mr. Banda – aye; Mr. Murphy – aye; Mr. Viola – aye.

Town Administrator Remarks – Michael Maresco gave some general remarks about the important work of the Capital Project Building Committee and reviewed the agenda for tonight's meeting. Mr. Maresco said that due to the strong financial position of the Town, we were able to save \$15,000,000 on the new projects, \$12.5 million in interest and \$3 million in bond premiums. Mr. Maresco said that the original costs were estimated based on a 3.5% interest rate, but the Town was able to borrow at 2% interest. Patrick Dello Russo, Finance Director, appeared before the Committee and gave some additional details about the financial health of the Town and the importance of timing for these projects.

Facilities Manager Update – Fred Russell spoke about his role in managing Town owned properties and his role with the three new projects as they go forward. Mr. Russell said that he is working closely with P3 Construction and PMA Consultants on these projects. Mr. Russell spoke about the work being done at 965 Plain Street to bring it into compliance with ADA regulations, as well as upgrades to the boilers and heating system and repairs to overhead doors and some windows. Mr. Russell gave some details on maintenance being done on existing properties in Town including:

- LED lighting at Martinson Elementary School and Ventress Library
- New HVAC at the library
- Building management systems at schools and library
- Pipe chase at the Maritime Center
- New roof at the Animal Shelter
- Benches at the skate park
- Town Hall elevator project
- Repairs and replacement of gym pads at the high school
- Fire system upgrade at South River School and Governor Winslow School

Steve Rusteika, PMA Consultants – DPW and Police Station Projects – Steve Rusteika provided the Committee with a handout on these two projects. Mr. Maresco said that the handouts will be available on the construction pages of the Town's website. Mr. Rusteika said that they hope to have the DPW barn demolished by December 1, 2020, staff will be moved to 965 Plain Street. Mr. Rusteika said that the handout includes a map showing the layout of the new DPW facility and reviewed the scope of the project including the temporary facility on the Parsonage Street site. The total cost for the DPW project is \$17,650,000, which includes the purchase price of \$4.7 million for the Plain Street property. They plan to go out for bid for sub-contractors in January and General Contractors after that.

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Mr. Rusteika said that the total cost for police station project is \$20,650,000 and the duration of project will be 16 months from start to finish. The new two story building will be built behind the existing police station where the present highway barn is. Mr. Rusteika reviewed the scope of the project including the parking and building layout. Sub-contractor bids have come in and are being reviewed and General Contractor bids are due this week.

Dan Pallotta, P3 Construction – Senior Center Project – Mr. Pallotta reviewed the scope of this project which will be add 11,400 square feet of additional space to the rear of the existing building. The new two story building will be connected to the present senior center. Mr. Pallotta said that sub-contractors have been selected and Page Construction has been selected as the General Contractor. The Board of Selectmen will be signing the contract. Mr. Pallotta said that the goal is for groundbreaking in late November or early December, and it is estimated that the project will take 12 months to complete.

Acceptance of Minutes – Jim Banda moved, seconded by Peg Davis, to accept the minutes of February 27, 2020 as written. The vote was unanimous. Roll Call vote: Ms. Davis – aye; Mr. McDonald – aye; Mr. Banda – aye; Mr. Murphy – aye; Mr. Viola – aye; Tim Withers – aye.

Next Meeting – It was decided that the next meeting would be held in January 2021. Mr. Maresco said that he would reach out to the committee with possible dates.

Jim Banda moved, seconded by Mark McDonald, to adjourn the meeting at 7:55 p.m. The vote was unanimous. Roll Call vote: Ms. Davis – aye; Mr. McDonald – aye; Mr. Banda – aye; Mr. Murphy – aye; Mr. Viola – aye, Mr. Withers – aye.

Respectfully submitted,

Michael A. Maresco

*The following documents and exhibits were presented at the meeting: minutes from meeting of February 27, 2020; handouts regarding DPW and Police Station projects from PMA Consultants.*