

Longmeadow Building Committee (LBC)

Minutes from April 2, 2019

LBC Members attending: Marybeth Bergeron(MBB), Mary Beth Morris(MBM), William Dierken(WD), Jim Moulton (JM) and Peter Greenberg(PG)

Other Attendees: Steven Crane(SC)-Town Manager, Adam Dalessio(AD)-Colliers, J.P Parnas and Michael Richard(MR)-Wesson and Sampson, John Catlin(JC)-Architect, Jim Leyden-LCOA, Tom Ewing, Vincent McPartland, and Eleanor Cress-residents

The meeting was called to order at 7:04pm by MBB.

Resident comments: Tom Ewing asked JC several questions about the Adult Center.

The meeting minutes from March 6th, 2019 were approved 3-1 with PG abstaining.

AD reviewed the Budget vs. 90%CD estimate. The original construction budget was \$11,579,600. The reconciled 90% CD estimate is \$11,729,700 which includes an additional \$250,000 for ACM Removal, leaving a \$150,100 overage. An additional \$347,000 for Add Alternatives raises the CD estimate to \$497,100 or 4.3% over the original budget.

There was a motion made by PG and seconded by JM to select the order of Add Alternatives if the construction bids come back favorable and a surplus vs. deficit exists. The vote was unanimous.

1. Add permanent diesel generator (\$119,000)
2. Add operable partition between 2nd floor classrooms (\$28,000)
3. Add exterior pickle ball courts and fencing (\$67,000)
4. Add demonstration kitchen appliances, island and cabinetry (\$35,000)
5. Add labor and material to install brick patio(base and edging already in base bid (\$61,000)
6. Add stone to facade at gym, kitchen and exterior platform (\$37,000)

The current timeline for bidding is follows:

4/10/19 bids go out and available online

4/18/19 pre-bid conference

5/2/19 filed sub-bids due

5/16/19 G.C bids due

A temporary sign will be erected by the DPW noting the new Ault Center site.

AD then continued with a discussion updating us on the new DPW project. Key points were:

*Mountford's work at the landfill is complete

*The temporary cap is done per Tighe and Bond. We have an extension from Mass DEP for the permanent cap and there is a \$800,000 warrant article on the 5/19/19 Annual Town Meeting per SC to cover that additional cost.

*The new DPW site is cleared. Roadways are being cut, Catch basins and utilities are being installed.

*There is a management plan approved by Mass DEP for any additional ACM found to be handled by our DPW.

*The Contingency balance is down to \$309,000 headed into the construction phase.

One month timeline:

Metal building submittal package: due in a couple of weeks

Major site work, utilities and foundations begin 5/1/19

Water line from Converse St. begins 5/1/19

We then looked at sample finishes and the Committee preferred Option 2 which is:

Horizontal panels: Regal White

Vertical panels: Medium Grey

Masonry base: GF-308

Storefront windows: Black

Roof: Light grey

There was some discussion about the cost of using split-faced stone. JC will evaluate cost differential if any and we will make a final decision at the next meeting.

SC then told us that there is nothing for us to currently review with Capital Planning.

MBB mentioned that some of the Committee members toured Williams and Glenbrook and would hope that as time permits the Committee can see all of the Town facilities.

Being no further business, the meeting was adjourned at 8:35pm.

