

# DRAFT LONGMEADOW BUILDING COMMITTEE REMOTE MEETING

## Meeting Minutes, February 11, 2021, 7:00 P.M.

Attendees: Marybeth Bergeron, Mary Beth Morris, Vincent McPartland, Tom Ewing, Jim Moulton, Peter Greenberg, Adam Dalessio (Colliers/OPM)

1. **Welcome** - Marybeth Bergeron (MBB) opened meeting and read information about Governor Baker's Emergency Order Modifying the State's Open Meeting Law.
2. **Approval of Minutes of 1/14/20** – Vincent McPartland (VM) moved to approve, Mary Beth Morris (MBM) seconded. Motion unanimously approved.
3. **DPW – Status** – Awaiting final electrical inspection – some issues to resolve which should happen soon. Then a final Certificate of Occupancy will be issued by Building Inspector. Mario plans to move a portion staff to new facility soon. Some will remain on Pongside to meet COVID requirements. Salt shed at new facility is being used. There may be a few more PCOs. PCO's under consideration:
  - a. Proposal for Mobile Storage System (not official PCO)– \$16,951 for town vital records storage. There is insufficient space elsewhere in town for waterproof and fireproof storage. Prior PCO for this was approximately \$25k. After MBB reviewed documents, the number of removable shelves was reduced. VM motioned to recommend that Town Manager approve, JM seconded. Approved unanimously.
  - b. Tom Ewing did some infrared inspection in large garage area, looking at ceiling and walls. Did find some cold spots/temperature difference in block wall. TE wants to know what insulation was used in block. TE will meet Adam to discuss on site. MBB asked about bollards in canopy area. Engineer is working on this and on specs for downspout in this area.
4. **Adult Center** – PCO's under consideration:
  - a. 104 - \$4,381 for rubber nosing along walk run track for improved transition between concrete and steel. JM motioned to recommend that the Town Manager approve, VM seconded. Approved unanimously.
  - b. 108R - \$545 for additional outlet for hearing loop system. Work has been completed. TE motioned to recommend that the Town Manager approve, JM seconded. Approved unanimously.
  - c. 114 - \$4,488 for damper to louver for elevator shaft. Adam recommended rejecting this as engineer disputes cost. This wasn't in original design and is

required per state code inspector. JM motioned to reject, TE seconded.  
Approved unanimously.

- d. 116 - \$320 for painting of additional exposed conduits in gym. The scoreboard had to be moved and contractor neglected to include these costs in that PCO. MBB believes work is done. MBB motioned to reject, JM seconded. Approved unanimously.
- e. 117 – for \$6,309 to make new Maple Road sign to reflect Blake donation. LCCF to provide funding. JM motioned to recommend that the Town Manager approve this work for NTE amount, TE seconded. Approved unanimously.
- f. 118 - \$255 to relocate thermostat in veteran’s office. TE motioned to recommend that the Town Manager approve this work, MBM seconded. Approved unanimously.
- g. 120 – \$6,844 for 120-inch projection mechanical screen in multipurpose room to show movies. Work will be done on time & material basis, NTE. TE motioned to recommend that the Town Manager approve, VM seconded. Approved unanimously.

MBB asked VM and MBM to research potential use of UV or ionization for adult center to address COVID-19 concerns. John Catlin is not in favor of these systems. The town put ionization in new DPW facility HVAC system. MBM discussed optimizing HVAC system/improved MERV 13 filtration, pros/cons of UV and ionization. Adam suggests we get pricing for ionization and will also get information about HVAC system filters and look into feasibility of upgrading to MERV 13 filters.

PG asked about contingency budget. Adam stated that we have \$150k remaining.

MBB has been approached from various individuals/groups in town about solar on adult center roof. There are some potential grants since it’s a senior center but matching funds would be needed. The town has a proposal and TE discussed concerns with roof and warranty. Need to check with architect regarding additional roof load. MBB will send Catlin the proposal and ask about roof load and estimated electrical usage. PG suggests the committee approach the town in regard to overall solar plan. MBB stated that Town Manager is working on town-wide plan for solar. A lengthy discussion ensued.

5. **Other business** – MBB will organize building committee walk through of community house and town hall and the committee will provide an opinion to town manager regarding condition of these facilities, as well as Greenwood.
6. **Adjournment** - PG moved to adjourn, JM seconded. Approved unanimously.