

Fire Station Building Committee Meeting

Wednesday, March 30, 2022

Meeting Minutes

Date: March 30, 2022

Time: 4:30 PM

Location: Veterans Room, Town Hall, First Floor

1. Meeting Called to Order – 16:32
2. Roll Call
Present- J. Jovan (Chair), J. Hulyk, J. Mathieu, D. Langevin, J. Szugda, M. Langevin, M. Julian, Other- T. MacDonald, R. Pomroy, P. Normandin, M. McKeon, M. McCall (phone)
3. **Motion to suspend the rules to add an agenda item to review and accept the minutes of the March 23, 2022, Fire Station Building Committee Meeting.**
Motion- D. Langevin
Second- J. Szugda
Vote- Unanimous of those present
4. **Motion to accept the minutes of March 23, 2022, Fire Station Building Committee Meeting.**
Motion- J. Szugda
Second- J. Mathieu
Vote- Yes-Mathieu, Hulyk, Jovan, D. Langevin, J. Szugda, Abstain- M. Langevin, M. Julian
5. Jovan opened with a discussion of the invoices for services to date and what the process for approval would be. Regardless of who receives the invoice, it should first be forwarded to Taylor MacDonald of Pomroy Associates for review. Once reviewed and authorized, they will be forwarded to Chairman Jovan to be added to a re-occurring invoice agenda item. The committee will review and vote to approve the invoices, which will then be forwarded to the fire department for payment. T. MacDonald provided authorized invoices for project management, schematic design, Phase I environmental services, and appraisal services.
6. **Motion to approve payment of the following invoices for service:**

| | |
|--|--------------------|
| Pomroy Associates #SBFS-001 for | \$24,060.00 |
| Kaestle Boos Associates #21041.00-1 for | \$42,750.00 |
| Kaestle Boos Associates #21041.00-2 for | \$28,500.00 |
| Tighe & Bond #032294204 for | \$ 2,025.00 |
| Tighe & Bond #022294109 for | \$ 6,075.00 |
| Howard S. Dono & Associates #22010028 for | \$ 7,500.00 |
| Howard S. Dono & Associates #22010029 for | \$ 950.00 |
| Howard S. Dono & Associates #22010030 for | \$ 1,950.00 |

Howard S. Dono & Associates #22010031 for \$ 750.00

Cont.

Howard S. Dono & Associates #22010032 for \$ 750.00

Total: \$115,310.00

Motion-D. Langevin

Second- M. Langevin

Roll Call Vote- Yes- Jovan, Hulyk, Mathieu, Julian, Szugda, M. Langevin, D. Langevin, No-0

7. Discussion without particulars about the appraisals of the properties. The Chairman, Town Manager, Town Counsel, and Town Council had previously been advised of the results by Pomroy Associates. The consensus was to obtain a second opinion in the Town's best interest. Pomroy was only able to receive a quote from one vendor, Tyburski, who offered several options.
8. **Motion by M. Langevin, seconded by J. Mathieu to have Tyburski Associates conduct a limited review of the appraisal completed by Howard S. Dono & Associates of the commercial property located on Worcester Street.**
Vote- Unanimous of those present
9. Discussion of the results of the Phase I environmental services with R. Pomroy. There is potential for fuel oil contamination from an offsite location where a leak was reported. It is recommended that the Phase II environmental services be completed on at least the Worcester Street commercial location. This would include at least two drilled wells for samples and monitoring, which should be where the new foundation would sit. It was also recommended that geotechnical services be secured at the same time as the drill rig would already be onsite. M. McKeon agreed and stated KBA would credit the line in their contract, which he believed to be 12-15 thousand dollars. The contract for Phase II and Geotechnical was \$46,000 with Tighe & Bond.

Motion by M. Langevin, seconded by D. Langevin to authorize the Town Manager and the Owner Project Manager to enter in agreement with Tighe & Bond for \$46,000.00 to provide Phase II and Geotechnical Services.

Vote- Yes- Jovan, Hulyk, Mathieu, Julian, Szugda, D. Langevin, M. Langevin. No- 0

Discussion continued over the overall budget concerns. M. Mckeon stated he had never been involved in a project where the budget was re-evaluated and looked at carefully. Jovan stated he had discussions with Senator Fattman regarding financial assistance in acquiring and clearing the site. He would also be reaching out to Congressman Neal's office as well. R. Pomroy stated the other day an estimator listed general costs at thirty percent, where it is usually eight percent.

Motion by D. Langevin, seconded by M. Langevin to enter into Executive Session pursuant to MGL ch. 30A §21, (6): To consider the purchase, exchange, lease or value of real property as the open meeting would have a detrimental effect on the negotiating position of the public body, Fire Station Project.

Vote- Yes- Jovan, Hulyk, Mathieu, Julian, Szugda, D. Langevin, M. Langevin. No- 0

10. **Motion-** to Exit Executive Session and Adjourn made by D. Langevin at 17:43
 - a. Second- J. Mathieu
 - b. **Vote-** Unanimous of those present.
 - c. Next meeting- April 14, 2022, at 16:30, virtual, with executive session.