

NORTHBRIDGE BUILDING, PLANNING and CONSTRUCTION COMMITTEE

Northbridge Town Hall
7 Main Street
Whitinsville, MA 01588



March 15, 2012

Town Hall – Board of Selectmen's Room

Time: 7:00 pm

Open Meeting

PRESENT: Chairman Thomas Pilibosian, Vice Chairman Ronald White, Patrick Moynihan (left meeting at 9:00), Bill Mello and Paul Bedigian. Also present, James Shuris, DPW Director, Ted Kozak, Town Manager, Janet Slemenda and Bill Hammer, from HKT, Scott Lindgren from Pare Corporation and Deb Gauthier, The Daily Northbridge reporter.

The Chairman called the meeting to order 7:00 p.m.

Approval of Minutes

A motion was made by Mr. Mello and seconded by Mr. Bedigian to move the approval of minutes to the end of the meeting. The motion carried unanimously.

DPW Facility Progress Update

- HKT submitted an interim report to the board.
- Mr. Hammer discussed the progress that has been made to date.
- HKT did a comparative site/building analysis between the WWTP site and Fletcher Street site.
- Mr. Hammer indicated that the WWTP building programming previously done is not adequate and the \$2.15 million cost was not appropriate for this facility.
- HKT will look into comparing prices for the Fletcher Street and WWTP sites. Preliminary thought is that the prices would be similar.
- HKT discussed building materials. Board members had no issues with what was presented.
- HKT will prepare presentation for the joint meeting with Board of Selectman, Finance Committee, and Building, Planning and Construction Committee. This presentation will also be posted on the Town web site.
- Mr. Lindgren indicated that permit applications were filed this week with the Conservation Commission, Planning Board, and Zoning Board.
- Public hearing with the Conservation Commission is set for March 28, 2012.
- Public hearing with the Planning Board is set for April 3, 2012.
- Public hearing with the Zoning Board will be at an April meeting.
- HKT should have construction cost estimate by the end of March.

A motion was made by Mr. Mello and seconded by Mr. White to accept the programming for the building that was previously provided and presented by HKT. The motion carried unanimously.

A motion was made by Mr. Moynihan and seconded by Mr. Mello to put an article on the warrant to see if the Town will vote to transfer the sum of \$43217.88 from Article 10 of the Fall Annual Town Meeting (October 26, 2010) and \$54334.47 from Article 12 of the Fall Annual Town Meeting (October 26, 2010) towards furthering the design of a DPW Facility; said funds to be expended under the direction of the Building, Planning, and Construction Committee; or take any other action relative thereto. The motion carried unanimously.

Mr. Moynihan left meeting.

Library Project- Review of Bid Documents

A motion was made by Mr. Mello and seconded by Mr. White to accept the plans and specifications for the Library Project contingent on making changes indicated by Mr. Mello and allowing Kaestle Boos to proceed with the bidding phase. The motion carried unanimously.

Town Hall Exterior Assessment Report

-Mr. Kozak brought up funding issue. He said that he wants to go for approximately \$500000 to do some of the repairs indicated in the Assessment Report. The Board did not have any issues with this.

Approval of Minutes

July 14, 3011 approval of minutes was not done due to the fact only 2 board members present were at this meeting.

A motion was made by Mr. White and seconded by Mr. Mello to approve the minutes with corrections from August 18, 2011. Four voted to accept the minutes; Mr. Bedigian abstained due to the fact he was not at the meeting.

A motion was made by Mr. Mello and seconded by Mr. White to approve the minutes from September 15, 2011. Four voted to accept the minutes; Mr. Bedigian abstained due to the fact he was not at the meeting.

A motion was made by Mr. Mello and seconded by Mr. Bedigian to approve the minutes from February 23, 2012. The motion carried unanimously.

A motion was made by Mr. White and seconded by Mr. Bedigian to approve the minutes with corrections from March 1, 2012. Four voted to accept the minutes; Mr. Mello abstained due to the fact he was not at the meeting.

Approval of Invoices

A motion was made by Mr. White and seconded by Mr. Bedigian to approve invoice from Kaestle Boos for 75% of fee for Library Project (invoice for \$7125). The motion carried unanimously.

A motion was made by Mr. White and seconded by Mr. Mello to approve invoice from HKT Architects for 35% of fee for DPW Facility project (invoice for \$24500). The motion carried unanimously.

A motion was made by Mr. Mello and seconded by Mr. White to approve invoice from Koopman Lumber for materials related to soils testing at Fletcher Street for DPW Facility project (invoice for \$208.38). The motion carried unanimously.

New Business

-None

Adjournment

Motion was made by Mr. Mello and seconded by Mr. White to adjourn the meeting at 9:43 p.m. The motion carried unanimously.

The next meeting of the Committee is scheduled for April 5, 2012 at Northbridge Town Hall.

Respectfully submitted,
Paul Bedigian, BPCC