18 December 2019
Town Hall
Time: 7 pm

Open Meeting

PRESENT: Chairman Michael Beaudoin, BPCC Member Brian Paulhus, BPCC Member Steven Nye, Mr. Adam Gaudette (Northbridge Town Manager), Chief David White (Northbridge Fire Department), Mr. Brent Arthaud (Cardinal Construction), Mr. Michael McKeon (Kaestle Boos Associates (KBA)), Mr. Rene Croteau (KBA), Mr. Seunghwan Lee (KBA), Mr. Joseph F. Zayonc (Resident)

Meeting called to order at 7 p.m.

Fire Station Project Feasibility Study Update:

1. Mr. Arthaud spoke to the BPCC, asking that he would like to start finalizing specific parts of the Project. This will enable KBA to provide to the BPCC and Town better estimates for the Project Cost, site location of the building, and building layout. Specific areas discussed were: floor plan of the proposed building, site location of the building, exterior facade finishes, building design options.
   a. Mr. Arthaud and Mr. Croteau both stated that they discussed the buildings layout/footprint with impacted town officials all with positive feedback of the draft design. BPCC members agreed that the basic draft building layout was well planned.
   b. Mr. Arthaud and Mr. Lee presented two options for the placement of the building on the proposed site. There is some concern over ledge that may be present as discussed in the 1997 study done for the High School. Chief White stated that the option that allowed fire trucks the best access to backing into the equipment bays was his preference. BPCC members agreed.
      i. Mr. Arthaud stated that he has been in discussion with the company that did the 1997 study. He has requested pricing on updating that report to include specifically where the borings were done.
      ii. Mr. Arthaud, Mr. McKeon, and Mr. Croteau all felt that regardless of where the ledge might be found, that the site is workable.
   c. Mr. McKeon, Mr. Lee and Mr. Croteau discussed various facades finishes. Mr. Lee had researched current town buildings, showing that most municipal buildings have a brick façade or a brick/cast stone façade.
      i. Mr. Gaudette will provide KBA with a study of various facades for the new school.
ii. Overall, the BPCC was inclined to look at the brick/cast stone type of façade.

d. Mr. Lee, Mr. McKeon, and Mr. Croteau showed and discussed various design options for the building. These designs showed buildings that had a full flat roof (low sloped) and one with gabled ends.

i. BPCC asked about cost differences, durability, and maintenance for buildings with flat roofs vs gable ends.

ii. Mr. Croteau stated that his information indicated that flat rooms would be slightly cheaper to build; construction cost really depended upon the contractor.

iii. Mr. McKeon stated that new materials for membrane roofs allow for up to 50 year warranties vs 25-30 for shingled roofs.

iv. During the discussion, KBA showed different options: flat roof over the equipment bay & gable end on the office/administrative space, gable end on the equipment bay and flat roof on the office/administrative side with an increase in the exterior wall height.

v. Also shown and discussed was a flat roof, two-story option for the administrative/office side. This option maybe favorable if geotechnical data indicates that ledge may be a concern.

vi. KBA will provide estimates for two options on the building. First a gable end over the apparatus bay & flat roof over the administrative/office side and second a flat roof, two story option. Both will have a façade of brick with cast stone.

e. Mr. Arthaud and Mr. McKeon discussed the website for the Project. Specific areas to be shown will include: Project History, Program Plan, Proposed Floor Plan(s) with cost estimates, Response Time Study, and Existing Conditions.

f. Mr. Gaudette stated that he will plan on a public forum to show the design options with associated cost of each.

**Public Comment:** NONE

**Approval of Open Invoices:**

A motion to approve Activitas Inc invoice #1-19027, dated 5 December 2019, in the amount of $32,650.19, was made by Mr. Beaudoin and seconded by Mr. Nye. The motion carried unanimously.
Approval of Meeting Minutes:

A motion to by Mr. Beaudoin and seconded by Mr. Nye to approve the 4 December 2019 BPCC Meeting Minutes as read. The motion carried unanimously.

New Business: The next meeting of the BPCC will be on 8 January 2020 at 7pm. Mr. Beaudoin will inform BPCC members is this changes.

Adjournment:
Motion was made by Mr. Beaudoin and seconded by Mr. Nye to adjourn the meeting at 9:22 pm. The motion carried unanimously.

Respectfully submitted,
Steven Nye, Secretary