22 January 2020
Town Hall
Time: 7 pm

Open Meeting

PRESENT: Chairman Michael Beaudoin, Vice-Chairman Paul Bedigian, BPCC Member Brian Paulhus, BPCC Member Steven Nye, Mr. Adam Gaudette (Northbridge Town Manager), Chief David White (Northbridge Fire Department), Mr. Richard Maglione (Northbridge Director of Facilities), Mr. Brent Arthaud (Cardinal Construction), Mr. Shane Sampson (Cardinal Construction), Mr. Michael McKcon (Kaecele Boos Associates (KBA), Mr. Rene Croteau (KBA), Mr. Joseph F. Zayonc (Resident), Mr. Jonathan Charwick (Activitas)

Meeting called to order at 7 p.m.

Lasell Field Improvements:

1) Mr. Charwick provided an update to the Project, discussing the Geo Technical, Design, and Budget.
   (a) Geo Technical borings have been completed. Borings were done to a depth of 26 feet with no problems foreseen.
   (b) Activitas met with the Northbridge School Department to discuss the field’s design. Minimal changes were made. Specifically, changes were made to the placement of the shot put, javelin, and discus areas
   (c) The current construction estimate was provided at an estimated $2.5 million. This estimate includes concrete field light stands, infrastructure for the field lights, perimeter fencing, and a concrete pad for storage buildings.

2) Mr. Gaudette, Mr. Charwick and BPCC members discussed the Alternate Options for the Project. Mr. Charwick listed the six alternative options which included an additional option of a 15 foot high Ball Netting for safety. After discussion, it was decided to move the Ball Netting option to the number two slot. Alternative Options will be in order of priority: Installation of Lights, Ball Netting, Sand Pits & Catches, Storage Building, Sound System, and Discus Cage.

3) Mr. Charwick presented the schedule for the Project. He showed the Bids will be out on 30 January 2020, Bids to be opened on 20 February 2020, and a BPCC review and decision on the bids on 26 February 2020.
Fire Station Project Feasibility Study Update:

1) Mr. Arthaud provided a preliminary Project Cost document to the BPCC. Included with this estimate were comparative construction cost per square foot for other fire stations and combined fire/police stations. Mr. Arthaud also included a total project cost comparison per square foot to Uxbridge’s Fire Station completed in 2016. Both comparisons show the projected estimate for the Northbridge Fire Station is comparable in square foot cost.

2) Mr. McKeon provided the BPCC with three updated designs for the building. Two were one story buildings with different facades, one being all brick the other a mix of split face stone, stone block, and metal panels. The third option had a two story administrative side which the BPCC will not consider.

   (a) There was an in-depth discussion on the facades shown and which façade would be shown on the Project’s website. BPCC members felt that the façade should provide the best durability for the cost.

   (b) Chief White stated that durability and exterior maintenance cost should be primary considerations.

   (c) Mr. Arthaud stated that only the front and side facades need be aesthetically pleasing, as the back will not be seen.

   (d) The BPCC asked KBA to provide an updated rendering of the Fire Station showing a cast stone base, split face rock walls, brick highlights, and stone panel on the upper gable ends.

3) Mr. Arthaud gave an update to the Project Schedule. In two weeks, the Draft Final Report and reconciled Budget will be provided. This will provide the BPCC two weeks to review until their next meeting. At that meeting, the Final Report and Budget will be accepted by the BPCC.

4) Mr. Arthaud led a discussion on the outbuilding for the project. Chief White stated the building is for storage of trailers and a few trucks. The building needs to be durable but with no embellishments.

5) Mr. Gaudette and Mr. Arthaud discussed the Project Website and what should be updated on it. The site will be updated to include the updated one story design, site plan, and building floor plan. It will also include Chief White’s responses to questions, and a statement highlighting that a new Fire Station will be replacing three current buildings.

Town Manager 5-Year Capital Plan Update:

1) Mr. Gaudette presented the Town’s 5 Year Capital Plan. This is a tool for planning projects for the coming 5 years.

A motion was made by Mr. Beaudoin and seconded by Mr. Bedigian to accept the Town Managers 5 Year Capital Plan. The motion carried unanimously.
Public Comment: Mr. Zayonc asked if the Fire Station Project’s estimated cost will be shown on the Project’s website. Mr. Gaudette stated that it will not be included on the website at this time.

Approval of Open Invoices:

A motion was made by Mr. Beaudoin and seconded by Mr. Bedigian to approve Cardinal Constructions invoice # 3, dated 01/07/2020 for services, in the amount of $2,170.00. The motion carried unanimously.

Approval of Meeting Minutes:

A motion was made by Mr. Bedigian and seconded by Mr. Beaudoin to approve the 8 January 2020 BPCC Meeting Minutes as amended. The motion carried unanimously.

New Business:

1. Mr. Beaudoin announced to the BPCC members that BPCC Member Mr. Jason Rondeau has resigned from his position on the BPCC. Mr. Rondeau was officially thanked for his service to the BPCC and will be missed as a member.

2. The next scheduled meeting of the BPCC will be 5 February 2020 at 7pm. Mr. Beaudoin will notify members if that changes.

Adjournment:

A motion was made by Mr. Bedigian and seconded by Mr. Beaudoin to adjourn the meeting at 9:44 pm. The motion carried unanimously.

Respectfully Submitted

Steven Nye, Secretary