

Towns Buildings Committee Meeting
May 24, 2023

Members Present: Frank McGinn, Steve Sullivan, Jeff Quackenbush, Anna Cook, Steve Sullivan, Stephen Dallmus and Becky Torres.

Guest: Mary Lou Conca

Meeting called to order at 5:32 pm by Stephen Dallmus

1. Review minutes from 5/10
2. Discuss SES roof replacement estimates.
3. Discuss finding consulting to develop specifications for rotted wood replacement and painting of exterior of SES.
4. Begin assigning Action Levels to Hears house and Dam Keepers.

1. Review minutes from 5/10

No 5/10 minutes to review will be at a future date.

Town Hall water has been tested every other year until testing positive for PFAS. Water is now tested quarterly. Becky stated that there have been concerns about clogged plumbing fixtures possibly due to sediment. A POETS (point of entry treatment system) was installed at Town Hall. A future sediment filter should be installed in future to keep the lines clear. (Note: SD confirmed that a sediment filter is in place before the POETS.)

Discuss SES roof replacement estimates.

The lowest responsible bidder. Mike's Construction Co. Inc. \$362,400.00 who was one of two bidders who came to the site visit, the other was Encore Contracting Services, Inc.

A motion to accept Mike's Construction as low bidder on the SEC roof project providing all documentation is in line. JQ motions to approve Mike's, FM 2nds.

Roll call to approve Mike's Construction as low bidder on the SES roof project. Yays: Anna Cook, Steve Sullivan, Frank McGinn, Jeff Quackenbush & Stephen Dallmus.

3. Discuss finding consulting to develop specifications for rotted wood replacement and painting of exterior of SES.

JQ discussed the project with Cole @ Gale Assoc. Gale estimate of \$700,000 assumed the need to replace all the siding at the SES. Their project cost with engineering would be \$50-\$60,000 or \$30,000 if design only. JQ thinks that only approximately 1/3 of the siding will need to be replaced ≈ \$231,000. SD thinks that it may be even less than that. SD & JQ will meet on Saturday to evaluate the siding and other rotted components.

The committee discussed the warrant additional \$20,000 added to the Buildings Committees funds to cover future engineering costs for the SEC and any other projects.

SD discussed his responsibility of introducing the Buildings Committee at Annual Town Meeting

4. Begin assigning Action Levels to Hearse house and Dam Keepers.

The BC reviewed and added action levels to Hearse House & Dam Keepers buildings.

FM: Frank makes a motion to adjourn the meeting

JQ: seconds. Roll call to end the meeting. Yays: Anna Cook, Frank McGinn, Steve Sullivan, Jeff Quackenbush & Stephen Dallmus.

Meeting adjourned at 6:29pm