

Former Becker Advisory Committee (FBAC)
Thursday, November 10, 2022
Minutes

Present: John Bujak, Chair; Peter Cusolito, Vice Chair; Jim Reinke, David Generoux, and Donna McCance, Secretary

The Former Becker Advisory Committee (FBAC) meeting opened at 6:30 p.m. at the Town Hall Selectboard Meeting Room. The following topics were discussed.

FBAC Member at Large

The second applicant who is interested in the FBAC Member at Large position discussed his interest and experience. One other interested applicant withdrew their application. FBAC Committee members agreed that both candidates bring skill sets that this group can use and Jim suggested this committee make a recommendation that there be two seats. Donna made a motion that two seats for a "FBAC Member at Large" position be presented to the Selectboard for discussion/approval at their next meeting, December 5. Jim seconded, motion passed unanimously 5-0. It was noted that both candidates expressed an interest in volunteering regardless of whether or not they get appointed.

Borger Building Update

Peter gathered documents for the project management update and discussed a directional path. There was a discussion about the duct work in Borger, reconfiguration for current requirements, and calculations on air exchanges. Peter said the duct work in the walls is regular duct work. The auditorium may have its own separate system

Relative to the lab spaces with the classroom in the middle, energy can be captured and reintroduced into the building.

We need to figure out the space. Abandon the ACM component. It's easier and cheaper to run new duct work, suspended from the ceiling. ACM stops at the slabs. There's different designs and shapes of systems. John expects we will get a bunch of different options from the engineer.

The issue is timing. David didn't get a call back, but the report should be done in a couple weeks. This firm is also doing the ADA capability.

David - We need to see if it kicks us out of *individual* and into *designer*. We should know the week after Thanksgiving.

John said it's a priority. Designer regulation will come into play. There was a discussion about encapsulating, which Jim said was a cheaper, viable, and safer way. Just leave it alone.

Jim - Coordinating trades, we need technical coordination of trades to make sure there's no conflict of space.

There was a discussion about the engineer and architect regarding the design and sprinkler, and a project manager on site to coordinate it. Zenos is the engineer, Calwell is the architect, and the sprinkler is a design from EPM. David said we need to do a few other things and talked about the new designer law and need to adopt policy and put a group together, as well as a project estimate on all of it.

David said it's a hard dollar figure to look for funding. Peter mentioned an EPA interior building grant.

Peter shared his timeline report and project management software - comment in report we should have a structural engineer in the code inspection.

Peter - windows don't have to be replaced now - replace 20. Need to modulate the intake. Code issues with the stairs, plumbing, code inspection, existing fixtures. Design and installation, two checklists, one for solicitation for design and one for completion of design. Electrical, same thing.

Peter - discussion about lights from LED (too bright), HVAC in progress, look at ducts, air circulation, design, and capability for air exchange and centralized control. Life safety, fire alarm, fire suppression, evacuation, and access. Brett talked about badge access - there's already fob access at Borger.

Peter - regarding ADA - code inspection, path into the building and slope, path must be from the source, elevator/lift, bathrooms. ADA, code inspection, path into building and slope. Path must be from the source, elevator//lift, bathrooms

There was a discussion about getting the refrigerators removed (the ones used by the veterinary labs). Question about recycling them if we get the freon out.

John - as we line up contractors, we don't want stuff in the building. It was noted by Brett, Kris, and Donna that Borger has been organized and ready to accept workers.

Peter showed the dates on his timeline project management. Showed that by April 1, life safety should be done, 12.5 percent completed. Peter can do this for all projects so we can see what's dependent on each other.

Other topics: December 1 HVAC report, sprinkler timeframe. Jim - regarding the sprinkler plan, the fire chief wanted one additional sprinkler head, others are complete, but didn't do the outside connections.

David - the question is where are we going with it. Jim - share the sprinkler and fire alarm plans. Peter - we talked about having a google doc to put information in. Peter - is architect getting engineer to look at water coming in

Peter - get fire suppression stuff moving forward, have conditions set up so once its designed it can start

There was a discussion about the water main that comes from Winslow. Jim - costs, tap fee, meter. Don't know the costs yet. There was a discussion about the pipe coming into the building to accommodate any further expansion. The superintendent was questioned about any future plans for expansion for Borger. Donna and Brett noted that they already submitted the vision/plans for building use. John - go back to the water commissioner about the size of the water pipe going into Borger.

HVAC and sprinkler system - December 1. We can move forward with the RFP process if it triggers designer selection. We would want a project manager

Questions about designer selection, general contractor, RFP, turn around from the sprinkler guide, GC, Peter said we want to be clear about everything we put out there. Good idea to start a list of the major tasks. Peter - pull together the pieces of the RFP. The more schematics and drawings for the RFP the better. Stairways need to be to code compliant, 4 bathrooms being modified for compliance.elevator/lift, fire suppression, fire detection. David, the panels for the fire alarm system are the hardest to get because we have the full spec on that, we could consider putting a bid out and get contractor lines up - peter leave it with the rest of it

John - what can we do now. Peter will start drafting some stuff out. Joe and Peter will work together to draft RFPs to make a single package.

John - we want our plans by December. Peter - having GC on board will make up for that time

Urgent issues

RE: the GYM

7 bidders, O'Sullivan flooring - started reference checks. Should be finished Monday and David will send the contract. Time line for completion - 2 week process and 3 weeks to cure, so 6 weeks, with Thanksgiving break. Stripe and purple marking for pickleball and volleyball First week of the year it will be up and running.

Pump in mech room at the gym. Kris is manually turning it on and off for now. Pump needs new float system. One pump left - shot, rebuild or new.

David - it may have to go out to bid anyway. Kris - Check valves and pump are bad

Peter - get the house off that system - sewer. Install injector pump at house and redo sewer there - rechange the entire house into the opposite direction. John - it's on the owner to straighten it out

Discussion about investigating where connections are - gym, house, police station, and research sewer lines.

There's a tree at the vet clinic that needs to be taken down. John - got an estimate and it will be taken down to the stump, which will be left because it's at the foundation.

There was more discussion about the 1812 house, Barrett, nonconforming lot, use of Barrett as an emergency shelter, look at dormitories as emergency housing instead.

Jim - the dirt will be gone, being taken by sports fields - Peter will help him remove it this weekend.

Peter asked for an official town email for people on the committee to communicate specific to the Becker project. David will set one up.

Jim, the filters have a home.

Our next meeting will be the Thursday after Thanksgiving week. Rick made a motion to adjourn, Jim seconded, all in favor, meeting adjourned at 8:35 p.m.

Respectfully submitted,

Donna McCance, M.Ed.
Secretary

