

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.

May House

Donna introduced Alex Norton, President of the Becker Alumni Association, for a discussion about use of the May House. Alex did a presentation about the Becker Alumni Association using the May House with a vision for a cooperative effort toward historic preservation which could include building and maintenance, history lessons related to its historical significance, collaborating with former Becker alumni, and other uses.

There was a discussion about coordinating with the local arts council, cultural groups, Mass. Historical Society, Mass. Historical Commission, Becker Alumni Association, as well as discussion about grant opportunities, cultural facilities fund (matching money), planning, evaluation, building repairs, grants for historic preservation, and other funding sources.

Donna will coordinate an ad hoc committee to pull together information and plans for further discussion at another meeting.

FBAC Member at Large

An applicant who is interested in the FBAC Member at Large position discussed his interest and experience, however no formal decision will go to the Selectboard for appointment until the other applicant has had an opportunity to address the board in regard to their interest in the appointment of this position.

Disposition of Property in the Colonials

There was a discussion about the best way to sell the property located in the colonials, particularly the 60 dorm refrigerators, bunk beds and steel bed frames, wardrobes, student chairs, desks, etc. Peter estimated a potential revenue of \$12K-15K.

Peter left the meeting at 7 p.m. to attend a Sewer Meeting and returned at 8:30 p.m.

It was suggested that the five selectboard members sell items at the five colonials, and rather than have people going through the houses - set up one piece for people to see and take orders from that. It was decided that the items will be sold online and David and Chris Vitale will take pictures and post them online for people to purchase. The items that are left after the sale will either be donated or discarded.

There are some items that need to be removed from the houses before the sale, such as the infield dirt. Jim will look into that.

There was a discussion about how to comb a turf field. Kris, the Facilities Administrator, said he would be interested in learning how to do it. We need to buy a tractor to hook up the comb. Kris will handle the air filters stored in the basement of Lane. It was suggested to put the leftover filters on line for sale if we cannot use them. David suggested consulting with the HVAC people who will know what is usable and Jim suggested letting contractors know about them as well.

Sale of the Colonials

There was a discussion about the sale of the colonials, which is still pending because there are ongoing discussions and more exploring needs to be done about what the best option is for the town in this regard, taking into consideration the possibility of deeded preservation rights which Joe Lennerton presented.

It was suggested that we be selective about the language in the deeds relative to what people can and cannot do to repair or demolish properties including a discussion with the state commission. Jim said we can place restrictions in the deed preservation.

It was recommended that we think of putting together a committee to discuss the use of the properties and Donna suggested talking with Peter because he put a spreadsheet together about that when he was on the Becker Reuse Committee.

When we purchased the Becker properties, there was a title search done. We should look into conservation with state-made recommendations for exact language that we can adopt.

The town meeting is January 10 to vote on a Zoning Bylaw Amendment that would allow the colonials to be developed as multi-family dwellings.

There was more discussion about the auction vs. realtor for the best value for the town, deed restrictions, zoning, code enforcement, and a common vision for preservation as a town common.

Dr. Kustigian's Presentation

There was a discussion about opening Borger. Code compliance - issue with air flow. The question is "what do we need to do to get it to code compliance." Peter suggested an HVAC person go in there.

Brett Kustigian did a presentation on the status of work that needs to be completed before Borger can be opened, as well as work needed for other properties: Swan, the Vet Clinic, and Knight Hall.

Brett's report included the following information:

CNA and Fire Science are listed in the LHS Program of Studies and students will be enrolled in the fall 2023.

Programs in progress:

Advanced Manufacturing: Part A and B submitted (by Feb. 2023)

Veterinary Sciences: Part A submitted 11/18 (March 2023)

Early Childhood Education: Part A submitted 11/18 (March 2023)

Building and Property Maintenance: Part A submitted 11/18 (March 2023)

BORGER

Borger has 12 classrooms, 12 offices. 3 science labs, 2 art rooms, and 1 auditorium.

The following is needed to fully transition grades 9 & 10 from LMHS to LHS (Borger):

Borger requires stamped plans. Dennis Coldwell, Architects hired, ETA. 8 weeks. Main issues: HVAC, ADA compliant bathrooms, pathways, and second floor access, Fire Alarm and Suppression systems. Combined, these projects exceed the threshold for the Designer Selection Law. M.G.L. c. 7C §46 requires "...any contract for design services for any building construction, reconstruction, alteration, remodeling or repair project with both an estimated design fee of \$30,000 or more or an estimated construction cost of \$300,000 or more."

Requires an OPM, filed sub-bids and a longer advertising process.

Borger HVAC. Built in the 70's. All electric. No central control system. Multiple electric systems. HVAC- unit-ventilator in classrooms. Proposed project is to bring airflow within the building up to current code. Heating, cooling and all other temperature controls will still be operated from current systems.

Potential for a large scale future project (MSBA).
Current estimate to replace it is \$1.5-2.5 million.

Utility bills are a big concern.

Borger- Fire suppression. Entire system needs to be replaced, no sprinklers. The town administrator is currently assembling a bid package for advertisement.

Interior design complete. Awaiting exterior hookup design from civil engineer.
Preliminary cost \$200,000.

Borger ADA, No access to 2nd floor. Needs: Elevator or lift and Redo stairs

Architect retained, awaiting firm project estimate on HVAC to determine if we are required to go under designer selection which would combine all improvements under 1 contract. This would require an OPM, filed sub-bids, and a longer advertising process. This option is cost prohibitive.

All projects after Borger are dependent on funds remaining after priority one building is complete. Borger is, by far, the number 1 priority. Borger is also, likely, the most expensive building to retrofit.

LENFEST VETERINARY CLINIC

Needs: Stamped Plans: ADA, Fire, suppression, HVAC

SWAN LIBRARY

Needs: Stamped plans, ADA, Fire suppression

BUILDING AND PROPERTY MAINTENANCE, Leaning toward using Old Middle School

KNIGHT HALL

Needs: HVAC, Fire suppression, ADA. Complete remodel. Currently using locker rooms

Brett reported on **MSBA**, 10/31/22 call

No accelerated repair program, SOI 3rd week of January.

Budget Concerns, utilities:

2021-2022 LES: 1 building, LMS, 1 building, LMS, 1 building.

2022-2023: LES 1 building, LMHS 1 building, LHS 6 buildings

Brett also presented figures about costs for LPS VOCATIONAL TUITION
TRANSPORTATION

FY 2020 total= \$1,198,317.00

FY 2021 total= \$1,095,204.84

FY 2022 total= \$1,346,324.79

3 year total= \$3,639,846.63

Following Brett's presentation, David summarized that he's waiting for stamped plans and repairs needed to the existing system. There's a walkthrough next Thursday about the HVAC with a proposal to include what is needed. If costs go past \$300K, it changes the timeline and bids, which will take longer. The fire department is reviewing the plans. The Borger plans should be ready within the next week or so.

Donna supported having project management plans to include timelines and recommended Peter, and Peter showed a sample of a timeline he created for a project. John agreed. David will circulate a report, shared Google docs. There will be a small working group to work on the project management plans: David, Peter, Donna, Brett, and Jim, who will go on the walkthrough next Thursday.

There was a discussion about the use of the former Middle School.

Other

Brett referenced we need surveys done about the use of other properties. Jim said it's difficult to plan relative to Knight Hall if you don't know what you're going to put in there. It will be taken to the Selectboard about doing the surveys - use of Lenfest, Swan, and Knight Hall.

David is looking into getting a tree cut down that is close to the Vet Clinic.

The hot water circulator at the Gym near the Vet Clinic failed. Pressure was building. It has been corrected for now.

Our next meetings will be each Thursday at 6:30 moving forward, with the exception of holiday weeks.

Rick motioned the meeting be adjourned, Peter seconded, all in favor. Meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Donna McCance, M.Ed.
Secretary