



Town of West Boylston
140 Worcester Street, West Boylston, Massachusetts 01583

Facilities Implementation & Strategic Planning Cmte. Meeting Minutes

Date / Time / Location of Meeting June 12, 2019; 7:30 p.m.; Board Meeting Room, 140 Worcester Street
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Members Present Christopher A. Rucho John W. Hadley Patrick Crowley Phil Mallet
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Members NOT Present Barur R. Rajeshkumar Michael J. Kittredge Ray Bricault
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Invited Guests: Anthony DiLuzio Lisa Viklund Clark John MacMillan

Mr. Hadley convened the meeting at 7:30 p.m.

1. **Approval of Meeting Minutes**

- a. May 8, 2019 – motion Mr. Crowley to approve, second Mr. Mallet, all in favor.

2. **Senior Center - OPM Report**

Mr. DiLuzio reports that the owner and architect are still reviewing the punch list. The architect was on site last week and new items continue to be added to the punch list including drainage issues out back and cooling issues. They have revisited items rejected on the furniture list. Game room table tops, some were replaced, chair backs were replaced and are accepted. Dining room tables are not yet resolved. The fire protection pump house issue and the demo contractor issues are being worked through the town and KP-Law. A new item is RAC and its site contractor claim \$68,000 in excess soil removal. They are saying they are not clearly defined in the contract documents and they need to work through those. Mr. DiLuzio has that in the budget as pending at the full amount. We are in a positive \$90,000 even with that. Mr. Hadley asked if that was because of the issue with the field. Mr. DiLuzio advises this is excess material from outside of the contract. They had to go deeper and wider. Mr. MacMillan added that they brought this up earlier and they continued under protest.

With regard to the Planning Board Mr. DiLuzio reports that they did receive a request from them for all of the review documents. They went to RAC and we are waiting for that information. The site engineer has been on site. We are waiting for site documents, as-builts for the Planning Board

sign off approval. With regard to construction, working on on-going punch list items and waiting for submission of all O&M manuals and training videos.

We are at \$90,000 above budget. With regard to the punch list, items that not yet resolved include the ball field, drainage out back, and pavement not pitching the right way. It will take six months to work out the bugs and develop the punch list. They are holding an excess of \$100,000. The boulders have not be removed yet. Mr. MacMillan explained that we asked for a credit on the project for the boulders. The contractor wants to make a deal. He will take them away if we can trade off something else we asked him to do. The contractor said he would get to it in the spring and he did but in the wrong direction. RAC has taken the ball field away from Salt Wash Industries and put it under the landscaper. The ponding is in the front parking lot and now some in the back as well. Mr. DiLuzio estimates it to be 20x30 and Ms. Viklund reports that it was four inches deep. Mr. DiLuzio states RAC owns it. To resolve they have to remove paving and refill and repair and the site engineer noted that the town has to approve the repair. Mr. Millet voiced concerned that there will be a seam. Mr. DiLuzio feels it will be a slight one because it is new pavement. He thinks they should be able to plane and grade the base to resolve.

Mr. Rucho asked in regards to the field and the issues, are they doing anything. Mr. DiLuzio reports that they are raking the field, raking, seeded and loamed it. Mr. MacMillan states we have not accepted it. It was noted that there is water in the electric box. Mr. MacMillan states if you have underground conduit you cannot keep water out. The orange tube is the fiber and the other two are the primary electric going into the site and the others are spares. You have an orange pull string to pull more wires. There is also another 4-inch electrical spare. It was noted that the pipe the orange hose is going into is open. Mr. DiLuzio will speak to Jon Fitch. Mr. Rucho questions why the pole was on the property and not on the street. Mr. MacMillan doesn't know the exact explanation. Mr. Rucho pointed out that we have lost a lot of field use up there because of the box. Mr. MacMillan and Mr. DiLuzio both state you can run a car over the top of the box. Mr. Rucho thinks no one should be able to open the box and it should be bolted down. MacMillan believes that is probably an option and he can make it happen, however, the law does not require it. Mr. MacMillan thinks it is just for low voltage stuff and it is all low voltage. The stone wall was also damaged. Mr. Rucho asked how long are we going to have to wait until the field is addressed. Mr. MacMillan reports we have waited some what because weather obstructed the work. They did some work and they thought they did it adequately and we said no and that was less than one week. The grass is growing but not everywhere. In additional to the three cuttings they need to apply fertilizer and weed killer as well. Mr. Crowley asked if that is something in the contract that specifically says it has to be put back to its original condition even if they cut it 80 times. Mr. MacMillan replies yes, it even states the species of grass.

They had an issue with the acoustical petition. They had an acoustical consultant come in to advise us on how to improve acoustics in the great room. We had a spec for an acoustical partition with a STC-51 rating a Hubcore. The contractor decided not to submit on the Hubcore but submit on Medico product they didn't have the STC-51 so they gave us a STC-54. So we had a requirement that the contractor is responsible to do an acoustical test after it is installed. They do the first test and it is horrible and you can see the day light through the petition. The second test, it was still too low and the third test it was one point less than the previous test. The acoustician starts investigating partitions and determines there is a rating system based on STC. When you go into the field you do a noise coefficient test and there is a 5-9 point drop and that is where they end up. If you have an STC of 51 it can be 5 or 8 points less. The acoustician is saying it appears that the door is equivalent of a STC of 51 it ends up testing out as an STC of 51 and if that is the case we are what we asked for. Ms. Viklund feels it is reasonable and the door is okay. She asked after they put the extra installation in did they do anything with the seals. It is sealing and a little more difficult to open and close now. Mr.

Rucho notes that it was said at one time you could see light through it. Can we ask them if different types of weather would cause door cause issues with the door. Mr. MacMillan will ask. Ms. Viklund cannot open the door by herself. Mr. MacMillan will speak with the contractor.

With regard to the pump house, Mr. MacMillan reports that the contractor continues to do the work under protest. The reviewed and responded to the protest. They denied it as the way the contract is written the architect is the initial decision maker. He doesn't know if this is the end of it. If not, they would have to file a claim with the general contractor. It was reported that the steps for the pump house have been shipped. It was also noted that the weekly test cannot be automated as it has to be watched 30 minutes once a week. Mr. Rucho asked in most cases if the pump gets too hot it turns off. These are not designed to turn off. The person who oversees the test is the custodian. Mr. Mallet questioned why it isn't the Fire Department. Mr. DiLuzio states it is the owner of the property. Mr. Rucho pointed out that the pump station should be on a separate water meter because the sewer bill is based on the water usage. Mr. DiLuzio will check that out. We want to make sure the water usage is being captures but not charged off to the sewer bill.

Mr. MacMillan reports that they were back Friday and re-did the punch list. They have more than enough to fix what needs to be fixed. Ms. Viklund reports that she still some furniture including a coffee table and an extra lounge chair in the amount of \$2,030.

Motion Mr. Rucho to pay for those two items out of the project, second by Mr. Crowley, all in favor.

Ms. Viklund also needs an outside shed, lawn furniture, signage, dinnerware, carpet cleaning and computer lab. She has a price of \$5,000 to \$6,000 for a 10x14 shed. The Committee felt that was too small and suggested she ask the DPW what size they recommend. The shed was to be used to store voting machines and outdoor furniture and the Committee doesn't think it makes sense to store voting machines in the shed. Mr. DiLuzio pointed out that they may need to go back to the Planning Board for that. Mr. Crowley suggested using some of the \$15,000 gift for those items. Ms. Viklund will put together a list. Any shed over 120 sq ft requires a building permit. It was noted that Reeds Ferry sheds include installation. Mr. Hadley suggested getting additional prices. Mr. DiLuzio has not seen a bill for moving and relocation. The ex-landlord took care of that so it is \$3,000 back to the town. He reports that there is \$5,000 in the original budget for specialty signage. Ms. Viklund suggested installing no smoking signs, cameras in use signs and a sign at the end of Prescott Street.

3.Approval of Invoices

- a. Caolo & Bieniek Associates, #5999, \$2,677.50 – Motion Mr. Mallet to approve, second Mr. Crowley, all in favor.
- b. Yankee Engineering & Testing, #25995, \$515.00 – Motion Mr. Crowley to approve, second by Mr. Mallet, all in favor.
- c. WB Mason #165652249, \$2,399.97 (from \$15,000 Gift) – Motion Mr. Crowley to approve, second by Mr. Rucho, all in favor.
- d. Physio-Control, Inc., #119035043, \$1,495.00 – CR Plus AED Unit – Motion Mr. Crowley to approve, second by Mr. Mallet, all in favor.
- e. Bound Tree, #83203610, \$217.99 – Cabinet for AED Unit – Motion Mr. Crowley to approve, second by Mr. Mallet, all in favor.
- f. CM Geeks, Inc. #1933, \$2,970.00 – labor for PC setups, routers, network, phones – Motion Mr. Crowley to approve, second by Mr. Rucho, all in favor.
- g. Others

Ms. Lucier asked the Committee to reconsider their previous vote taken and have the monthly charge for Ring Central taken out of the departmental budget rather than the building budget. She doesn't feel it makes sense to borrow funds and pay interest on a monthly utility.

Motion Mr. Crowley to take the funds for Ring Tone out of the departmental budget and not the project, second by Mr. Mallet, all in favor.

- Generator fuel oil fill ladder scheduled to ship on June 14th \$2,365.55 with shipping) – motion Mr. Mallet to approve the invoice, second by Mr. Crowley, all in favor. Mr. DiLuzio reports that it is not the contractor's responsibility to assemble and install. Mr. MacMillan suggested bolting and locking the unit to the foundation.

5. Deadline to give final bonding number to Town Accountant

The final number will be needed by June 28th.

Motion Mr. Crowley to defer this item to the Board of Selectmen, second by Mr. Mallet, all in favor.

6. Review Mission of FISP, CIB, Municipal Building Cmte. & Parks Facilities Cmte.

Mr. Rucho questioned why this item was on the agenda. Mr. Hadley states for the Capital Investment Board. Mr. Crowley notes that the amount that gets transferred into the CIB for five-year planning is not sufficient to do any major building renovation and anything over \$250,000 will not be approved by the CIB. This will be will be tabled until the next meeting at which time we will review it so we know what we do.

7. Next Meeting

Next meeting is July 10th. Mr. DiLuzio will not be able to attend, but will provide a report.

Motion Mr. Millet at 8:00 p.m. to adjourn, second by Mr. Crowley, all in favor.

Respectfully submitted,

Nancy E. Lucier, Town Administrator

Approved: July 10, 2019

John W. Hadley, Chairman

Patrick Crowley

Christopher A. Rucho

Phil Mallet