



RICHMOND BUILDING COMMITTEE

Tuesday, February 7, 2023 (via Zoom) at 6:00 pm

Attendees: Pat Callahan, Kathryn Wilson, Gloria Morse, Bob Gniadek, Chris May, Mark Gross, Roger Manzolini, Stephanie Beling, Dick Stover, Kristin Smith, Melissa Roller

Guests: Jay Phelps, Mike Delvecchio (P3), Katherine Keenum, Rudi Hall (CBA), Neal Pilson, Angela Garrity, Danielle Fillio

Approval of minutes of Jan 3, 2023 – APPROVED

Construction update by OPM – Mike Delvecchio reported that windows are in, plastic is in place over doorways awaiting the doors, roof shingles are in progress, and electric tubing conduit is in progress.

Questions from Jay Phelps regarding Fire Department and the new building's cistern:

- Will there be a “dry hydrant” connected to the cistern for the fire department’s use to draw water from the cistern? (Note: “dry hydrant” is a non-pressurized pipe system permanently installed in a water source such as pond – in this case the water source would be the cistern) The cistern feeds the sprinkler system and is filled via plumbing from the shared water well with RCS. There will be 2 ports for the fire department to add water to the cistern if needed. The building is protected by the sprinkler system and the fire protection system was designed by a fire safety engineer and approved by all town committees. There is a diesel generator for back-up power to the motor for the cistern’s pump. Current library fire protection system is 2 hand-held fire extinguishers and current Town Hall system is 3 hand-held fire extinguishers, so this new building’s sprinkler system is a great improvement! Pat and Roger will supply Jay with requested detailed information.

Review and approval of submitted invoices:

- The invoice of \$552,589.49 was submitted by the GC and reviewed and approved by P3 and CBA and Pat. The committee APPROVED a motion to recommend to the Board of Selectmen to approve this invoice at their meeting tomorrow night.

Review Change Orders:

- Approximately \$900 change to the venting system was okayed by P3 and CBA and Pat.
- No new change orders are needed for approval this month.
- There is no change to the contingency budget.

Review current status/schedule: We have paid about 50% of the total and about 50% of the work is completed. We have about 8 months to go to October so we should be on track for our move date then.

AV/Security system report: we don't have a report yet but should have it by our next meeting.

Easement question: We need to provide a legal easement for Eversource to access our electrical hookup. Town Attorney, Beth Goodman, is working on this legal document.

Landscaping:

- Lynn Sutton, town resident, has put together a starting proposal for landscaping design. Our original landscape design had plantings in wetlands area (those plans have been approved by the Conservation Committee and remain as is) and some trees near the building. Lynn has proposed additional trees to be planted around parking area with native trees. Her cost estimate is about \$10K for trees and a couple of thousand more for planting. We would be planting in the fall so we have some time to plan and get funding together, perhaps from the Gardening Club. Lynn's plan should be ready for our next meeting.

Solar design:

- We have some preliminary info from the solar designer Curtis has engaged. The plan should be ready for our next meeting. The Federal Tax Credits could pay for about 30% of the cost. There is a SREC program that could help us recoup some money back . (The SREC program is now called SMART program.)
- The total cost is estimated to be around \$250K with around 30% refunded by Fed Tax Credit program and more to be refunded by SREC program. The additional \$150K would need to be found/raised. This solar program could cut our estimate electric cost from \$30K/year to about \$15K/year. The plan includes the largest solar array that will fit on the roof. The building will be powered and heated by electricity so there will be no other utility costs except for the diesel fuel cost for the back-up generator.

Other:

- **Window shades** will be needed for the south facing windows. Custom Curtains, a commercial supplier in Pittsfield, will be contacted for bids.

Communications:

- Meghan at P3 continues to send out news via emails to residents about every 3 weeks.

Next meeting: Tuesday, March 7, 2023 at 6:00 pm on Zoom

Meeting adjourned at 6:39 pm