



RICHMOND BUILDING COMMITTEE

Tuesday, Dec. 6, 2022 at 6:00 pm (via Zoom)

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

Guests: Katherine Keenum, Rudi Hall (CBA), Dan Pallotta (P3), Claudia Ryan, Danielle Fillio, Curtis Edgin (CBA), Angela Garrity

1. Approval of minutes of November 1st meeting – APPROVED
2. Construction update by OPM:
 - a. Trusses have arrived! They will start to put them up soon and the roof will follow. The building must be weathertight before the electricians start. Windows will be covered with plastic if windows aren't in.
 - b. All interior changes requested by departments (library and town hall) have been approved.
 - c. We have a credit for the change from ½" to 5/8" drywall for the ceiling.
 - d. The EV station wiring cost issue is still not resolved.
 - e. No new change items have come in so that is good.
 - f. The GC has billed for about 33% of the building costs and that percentage of the building is completed.
 - g. We are in "good shape" as we still have a contingency fund of \$275,999 left.
 - h. The quality of the work by the GC is very good.
 - i. The committee voted to recommend the submitted invoice of **\$389,068.51** to the Selectmen for payment. Motion made by Dick Stover and seconded by Mark Gross. **APPROVED** by unanimous vote.
 - j. There are NO change orders this month to submit to the board for approval.
3. Signage update:
 - a. Exterior wording in black lettering on white sign of:

TOWN OF RICHMOND
Town Hall
Library
1751 State Road
 - b. Interior signage—

Public notice boards:

 1. Exterior notice board: Peter Beckwith can build a freestanding kiosk for outside of the building OR it could fit attached to the building to the right of the vestibule door. This should match the style of the sign at the street.
 2. Interior public notices board could be on a gallery wall in the lobby.

Room signage:

 - a. TOWN HALL, LIBRARY, and COMMUNITY ROOM signs will be in a dark lettering above each room/area entrance.

- b. Room signs: these signs will be a darker grey (darker than the wall color) with the room #, san-serif lettering with Braille (per state codes), and be at every room including storage closets and bathrooms (per fire code regs).
4. ADA code does not require automated door openers for exterior and interior vestibule doors, but Pat thinks residents will want them/expect them. Rudi will price these out (both the push button and the hands-free/wave-motion styles) and get a change order cost from the GC.
5. There will be “changing station” pull-down changing tables for diapering in both the lobby “family” bathroom and in the children’s area “family” toilet room.
6. Gloria has researched the costs and logistics of moving the stage curtain. A company from Williamstown will come to estimate. Another company from VT, Curtains without Borders, will come to do it for about \$3000. Another company from in town is looking into it too. Questions: should it be fixed to the wall or on rollers? Will we ever need to roll it up? No, and it will probably be too fragile to roll.
7. AV and Security:
 - a. Dan is looking at state bid list for vendors for this. Danielle will review options with Dan so that this committee can review it at our next meeting.
8. Solar panels:
 - a. Pat is watching the Federal website to see if the new tax laws come out soon (Inflation Reduction Act). Dan guesses that we could have 30-40% paid for through this plan.
 - b. Dan suggests that Curtis designs a system to hold solar panels on the roof, for either now or for years from now. Curtis will give us a quote for the cost of a solar-ready design. To put this out to bid would involve the cost of the panels AND the cost of the interconnection with the electric company. Roger proposes we eventually send a letter to the town that the building is “solar ready” and that we are looking for donations to cover the panels and installation costs. He suggests that the town might also be able to contribute to this cost from Free Cash funds.
9. Gloria notes that there is a tree at the roadside that is leaning towards the new building. Currently, tree trimming work is being done along State Road so that should take care of any hazards.
10. This committee expresses our condolences to GC Dave Tierney on the death of his father. Pat will send a card of condolence from this committee (she will leave it at the town hall so that all those who can/wish may sign it).

Meeting adjourned: 7:15 pm

Next meeting: Tuesday, Jan. 3, 2022 at 6:00 pm (via Zoom)

Minutes submitted by K. Wilson