



Richmond Building Committee

Tuesday, May 2, 2023 at 6:00 pm
Town Hall, 1529 State Road, Richmond, MA

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

Guests: Dan Pallotta (P3), Neal Pilson, Curtis Edgin (CBA), Rudi Hall (CBA)

This meeting was held in person at the Town Hall, 1529 State Road, Richmond, following a committee tour of the new building. Tour attendees include all in attendance at this meeting plus GC Dave Tierney.

Approval of minutes of April 4th and April 18th meeting – APPROVED (with change of upcoming meeting date on 4/18 minutes)

Construction update by OPM:

- We will have approved 73% of the total cost after current invoice is paid. 5% has been held back so that GC will have only been paid 68% so far, the remaining 5% to be paid after CO is issued.
- We are still waiting for the final generator information and delivery date.
- Car charging stations – GC will install conduit

Review and approved submitted invoices:

- Invoice #11 for \$491,538.55 – APPROVED by this committee to recommend to Board of Selectmen for approval for payment

Review Change Orders:

- CO #5 for \$64,400 – APPROVED by this committee
- This Change Order includes PCO 15 for \$1,332 for millwork changes in the Town Hall to increase storage, PCO 16 for \$61,238 for Generator Upgrades to support requirements, and PCO 17 for \$1,830 for signage changes

Review Current status/schedule:

- Other than the risk of delay due to generator, there is nothing behind schedule.
- There is a planned July meeting to touch base with the GC on the generator status

Status reports:

- **AV** – we have asked the GC to frame out the wall for TV monitors so that they are flush to the wall. We also plan to install/buy a drop-down projection screen to be installed in the ceiling. A “throw” projector will be needed eventually. We are waiting for the GC’s change order cost estimate for this AV related work. A motion was made, seconded and APPROVED to ask the GC for cost estimates for the security, TV wall frame, and camera costs. A second motion was made, seconded and APPROVED to ask the GC for cost estimates for the drop-down screen purchase and installation recessed in the ceiling.
- **Solar** – the design company, CES, is still working on the Eversource interconnect agreement for us and the application for the SMART renewable energy credits. Discussion of the ongoing cost questions (interconnection fee, panel costs, installation cost) and funding for the solar project.
- Communications was received from Eversource stating that the electric company does NOT need an easement for this building.

Review communications: ongoing P3 newsletters were discussed

Next meeting: Tuesday, June 6th at 6:00 pm (via Zoom)

Meeting adjourned at 6:47 pm

Minutes submitted by K. Wilson