



RICHMOND BUILDING COMMITTEE

Tuesday August 2, 2022 • 6:00 PM

Attendees: Pat Callahan, Mark Gross, Chris May, Nate Steele, Stephanie Beling, Kristin Smith, Bob Gnaidek, Gloria Morse, Melissa Roller, Roger Manzolini, Dick Stover, Kathryn Wilson (missing: Peter Cohen)

Guests: Neal Pilson, Dan Pallotta (P3), Mike DelVecchio (P3), Rudi Hall (CBA), Katherine Keenum

Approval of minutes of July 5, 2022 -- approved

Construction Update by OPM -

- Dan reported on budget items, with spreadsheet to be emailed to committee soon.
- Dan reports that the quality of the work by David Tierney Construction is excellent and he is pleased with their progress.
- Subcontractor has used boring equipment to tunnel under pavement to get water line from RCS to the new building. Since the equipment was there, they also used it to tunnel under wetlands area to install pipe to septic field area. The Conservation Committee is very happy with this.

Review and approve submitted invoices

- Application for payment to GC for \$311,119.20 was **approved**

Review Change Orders

- Dan explained some of the review change orders and their impact on the budget.

Update on Bond Financing

- Bob Gniadek reported that the bond financing was completed and the money released to the town. Bob thanked town staff for their great work on this.
- Fidelity Investments was the low bidder with a 3.9% rate, a bit higher than expected but still reasonable. The bonds can be refinanced in 8 years if we choose to do so if rates are lower then. This year's payment will be \$432,961, about \$10K over what the town

approved, but Bob said that we could transfer funds to cover that amount and it would not be a problem.

- Richmond was rated **AA+** by Standard and Poors' rating agency, which was a great rating for a town our size. Roger stated that we shouldn't borrow again for some time because it could adversely affect our rating, so things like solar panels for the building will need to be financed without borrowing, through grants or fundraising.

Exterior color discussion

- Roof choices of Georgetown gray (multi-hued gray tones) or black - committee voted unanimously for Georgetown gray.
- Window package choices were made last month and ordered with white trim package.
- Rudi showed us photo mock-ups of building with light gray siding with white window trim, white siding with white window trim, and library section gray/town hall side white siding with white trim. After much discussion and request this decision be made this week or next because Hardie board is backordered, the committee voted by majority to choose the all-gray siding.

Flagpole finish

- Discussion about choice of bronze (almost black) or silver finish. We looked at many photos of other buildings and the committee voted to order the silver finish flagpole.

Other status reports:

- Furniture: Library - Kristin, Candy and the Friends and Trustees are planning the furniture moves and purchases using Friends fundraising monies.
- Furniture: town hall - Danielle is planning what to bring and what to purchase
- AV/Security - Danielle is working on this and Kristin will consult with her about library need. We need to find out what Spectrum and what Richmond Telephone can offer us for telephone and internet needs. Neal offered to get information on their offers.
- Mural - Gloria and Virginia Larkin are working on getting cost estimates for treating and moving/installation of the historic mural to the Municipal room. Kathryn will be helping with grant applications for the cost - maybe applying to the Mass Cultural Council and/or the Mass Historic group.
- Lobby furniture and Municipal room furniture - we need a group to look into these needs.
- We will have the advice services of CBA's interior decorator so that the library, community spaces, and town hall are coordinated. She will attend either our Sept or Oct meeting with samples that we can see, touch and discuss.

Review communications

- Richmond Record article will be in the August issue.
- Megan (P3) sent an email newsletter to the Richmond residents.

Next meetings:

- We will need to order carpet color, tile color, bathroom partitions, etc. as soon as possible. (Wall paint color can be decided later.)
- **The next two meeting dates have changed - new meeting dates:**

Tuesday, September 13th at 6:00 pm - it may be in person

Tuesday, October 11th at 6:00 pm - may be in person

Meeting Adjourned at 7:30 pm

Minutes submitted by K. Wilson