



RICHMOND BUILDING COMMITTEE

Tuesday, July 11, 2023

Town Hall, 1529 State Road, Richmond, MA

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

Guests: Dan Pallotta (P3), Kathleen Keenum, Rudi Hall (CBA), Curtis Edgin (CBA), Tom Grizzly

Meeting opened at 6:05 pm in Town Hall following a site visit to the new building by the committee members.

Approval of minutes of June 6, 2023 – APPROVED unanimously

Construction update by OPM – (following 5:00 pm tour of the building)

- The budget is “tight” to finish the building. We still have about \$100K in FFE, \$40K in IT Data,, \$13K in Builder’s risk increase for added time period to get to CO, leaving about \$120K in contingency
- Pat’s list of **estimated** costs to come:
 - \$110K for AV system – big video screens (2), projector, camera (1), voice activated microphones (8) -- Committee voted to recommend approving up to \$112K for the AV contract including the addition of audio assist listening system – APPROVED unanimously
 - \$10K for window blinds for town hall side (Friends of Library will pay for the blinds for the Library side)
 - \$18K for furniture for lobby and community room
 - \$15K for moving costs (Dan is getting bids for movers from Sibley (Springfield))
 - \$15K for landscaping – benches, trees, plantings
 - \$5K for moving and framing/installation of stage curtain.

Review and approve submitted invoices:

- Document #13 dated June 23, 2023 – **invoice for payment** to the GC for **\$444,369.75** – **APPROVED** unanimously to recommend to Board of Selectmen for payment.

Review Change Orders:

- Change order #6 (June 28, 2023) – for Installation of EV charging station conduit, AV/Electrical and carpentry work per CO #8, and site layout changes – for **\$25,756.00** – **APPROVED** unanimously to recommend to Board of Selectmen for payment.

OTHER:

- Certificate of Substantial Completion will coincide with the Certificate of Occupancy, probably around Sept 15th.
- The Library's CWMARS internet connection line needs to be moved – MBLC will pay for this transfer.
- The moving company will give crates to the library to pack up their books over 2-3 weeks before the move. The moving company will move crates of books and all UNATTACHED furniture. No attached shelving will be moved – it needs to be removed from the walls first.
- There is a potential that we will need to remove and recast a few of the front sidewalk blocks because of potential of water/drainage issues that could cause ice accumulation.
- Dan emphasized that we can NOT use salt or any ice melt on the concrete sidewalks for at least the first year! It could cause concrete to pock. Sand and shoveling are okay, but no melt products.
- Eversource put in a new electric pole but haven't put in the switch yet. There will be NO interconnection charge from Eversource to hook up the future photovoltaic cells.
- Security system – there will be key fobs for the main doors (library, municipal room, town offices) but other doors will have “real” keys.

Meeting adjourned at 7:09 pm

Next meeting: Tuesday, August 1, 2023 at 6:00 pm