



Richmond Building Committee

Tuesday, January 3, 2023 at 6:00 pm (via Zoom)

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

Guests: Daniel Pollotta (P3), Neal Pilson, Rudi Hall (CBA), Angela Garrity, Curtis Edgin (CBA), Danielle Fillio, Katherine Keenum

The committee took a few moments to reflect on the loss last month of our friend and committee member, **Peter Cohen**. Peter did so much for Richmond – he produced the Richmond promotional video which continues to be linked to the town’s website and attract new residents. He was a long time volunteer and Friend of the library, woodworking birdhouses and more for sale to benefit the Friends. He was also a member of this committee from its beginning in 2017, and was very dedicated to getting a new library/town hall for Richmond. He will be greatly missed by this committee, his friends, and the town of Richmond.

Approval of minutes of December 6, 2022 meeting: APPROVED

Construction Update (by Daniel Pollotta):

- Roof trusses are up on the town offices and library sections – middle section is to be done this week. The roof shingles are partial done on the town offices. Next, after roof is finished, windows will go in and/or opening will be covered with plastic so that interior work can begin.
- There is an expected slowdown of work during the winter due to weather, but once the roof is on, they won’t need to stop work.

Review/approval of submitted invoices:

- Invoice for the amount of \$421,086.08 – the committee voted to APPROVE to recommend this invoice for approval by the Selectmen at their meeting next week.

Review change orders: No additional/new change order requests have been made since our last meeting.

Contingency funds: for the original \$300K in the contingency fund, there is \$275,999 left at this time.

AV/Security: Dan met today with Danielle and Pat re AV system. We are close to having items to vote on by next meeting. We should also know by the next meeting if we will/will not have utility mitigation fees.

Signage update: new sign says

Town of Richmond
Town Hall
Library
1751 State Road

Landscaping

- The Richmond Gardeners (Richmond Garden Club) will take a look at the original site plans. A group of 5 members, all residents of the town, volunteered to look at the landscaping plans, make recommendations including prioritizing incremental plantings. The group includes a professional Landscape Designer, Lynn Sutton, and other garden club members, Sally Set, Stacy Osur, Wendy Mackay, and Karen Youdelman. The group has been told that no changes can be made to the plan that was approved by the Conservation Commission and that suggestions would need to be approved by the Building Committee and the Selectmen. The group also knows that there is no extra budget, but with discount plants and volunteer workers, and a reasonable small amount of money can make a difference in our initial landscaping efforts.
- We would like to plan this ahead of the GC seeding the lawn areas where gardens are planned so that grass does not have to be removed.
- We should make sure that the Veteran's group (who are they?) interface with this garden group regarding the Vet Memorial which should be moved from in front of RCS to in front of this new building. Nate Steele will look into contacting vets in Richmond who may be interested in helping with this effort.

Library furnishings:

- Kristin updated us. Candy is looking into the pricing for the shelving needs. The old shelving from the current library will be reused in the perimeter of the library room. New shelving on casters will be purchased. A few tables and chairs will be purchased if there is enough money.

Solar:

- Curtis reports that they looked into capacity, cost, and sizing of a solar array for the building. He talked to an electrical engineer firm who can do the design.
- We will be eligible for Fed tax credits through the Inflation Reduction Act from 2022. Pat is investigating this but the new tax rules on this are not yet out.
- Dan estimates the installation of solar will be about \$320K!
- Pat made a motion to ask Curtis to get a solar-ready design for a reimbursable amount not to exceed \$20,000. Roger seconded the motion. This committee APPROVED a vote to recommend to the Board of Selectmen to approve this expenditure. The BOS will vote on this at their meeting next week. This expense (for the design) will come from the contingency funds.

Adjourned: the meeting was adjourned at 6:52 pm

Next meeting will be on Tuesday, February 7, 2023 at 6:00 pm (via Zoom)