



RICHMOND BUILDING COMMITTEE

Tuesday March 7, 2023 at 6:00 pm (via Zoom)

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

Guests: Rudi Hall (CBA), Katherine Keenum, Curtis Edgin (CBA), Neal Pilson, Mike Delvecchio (P3), Claudia Ryan, Jay Phelps, Michael Bianchini, Danielle Fillio

Approval of minutes of Feb 7, 2023: APPROVED

Construction update by OPM: All is going well. Siding, sheetrock, electrical, and basement rough-in all underway.

Review and approval of submitted invoices: Invoice from GC for **\$829,136.39** is APPROVED (by roll call) by committee to recommend to the Board of Selectmen for approval.

Review change orders:

- **Change Order #4:** for additional ice and water shielding, auto door openers, ½" sheetrock, and additional electrical work – for a total of **\$22,085** – the committee APPROVED (by roll call) to recommend to BoS for approval.

Review of Current Status/Schedule:

- We need to have a change/upgrade to the generator specs. The original generator was only planned for a back up for the fire suppression system. But we need a generator big enough to keep the heat on in case of power outages so that we don't have damage to the new building by broken frozen pipes. (The heating system is all electric.)
- We will need to cancel the old order and order a new, bigger generator and electrical work for upgrade. This change could be about an additional \$30,000 and it would come out of the contingency fund.
- Information presented by Pat Callahan, Curtis Edgin and Michael Bianchini (CBA) on the new generator needs:
 - 150KW option would need 2 additional breakers to be installed, would need a different transfer switch, different feeder wires, etc. – incidental costs would include a larger generator pad, etc.
 - John Deere model is recommended because it has a 12-16 week lead order time (the other manufacturers will need up to a year for an order).

- 800 AMP auto transfer switch will need 24-30 weeks of order time -- this is the longest lead time of all for this change order. We are hoping that the electrician may be able to get this transfer switch in a shorter order time.
- Wires are not yet pulled and the generator pad is not yet down, so few things need to be undone.
- The team (Pat, Curtis, Mike, Camali Electric) will meet on Thursday 3/9 morning to discuss what is needed.
- If we don't have the transfer switch installed yet (because of order delays), it might impact our CO (certificate of occupancy).
- The committee voted to have the team meet and follow through on this change – to spec out what is needed.

AV/Security – we have a bid for the security system but don't yet have all AV information ready.

Solar Design – designer is working on the design so that we can get the Eversource permitting done.

Fire Protection system – (per questions from Jay Phelps last month)

- A “dry hydrant” is NOT recommended for this cistern because if the cistern were drained for use by the fire department, it would take days to refill and leave the new building unprotected by the fire suppression sprinkler system. It would be irresponsible for us to potentially leave our \$8M building without fire protection. Richmond voters approved funding for the new building only, not to include costs to protect other buildings in town. The Selectmen and town will look into having standing hydrants (to ponds?) installed in town in the future.

Processing potential contributions:

- How can people contribute to specific items (like lobby furniture)? Kathryn and Melissa will investigate how Friends group can help facilitate this.

Landscaping:

- After review and comments about the proposed landscaping plan, the number of trees may be cut back – most thought that there are too many trees in the proposed plan. Pat will talk to the landscaping committee to revise the plan.

Other:

- **Need for a bike rack:** Pat brought up that a bike rack will be needed in front of the building. Kristin said that there is one in front of the current library that can be moved to the new building!
- **Memorial stones** – Roger has equipment to move the memorial stones from RCS to the new building.
- **Land Trust** has offered to donate some benches.

Next meeting: April 4, 2023 at 6:00 pm (via Zoom)

Meeting adjourned: 7:06 pm