

Library Building Committee Present: Mary Anne Antonellis, Stephen Dallmus, Brad Foster, Dale Houle, Molly Moss, Penny Jaques, Elaine Puleo, Jeff Quackenbush

Roger Hoyt & Neil Joyce (CMS-OPM), Dominik Wit (OEA), Andrea Bono-Bunker & Heather Backman (MBLC)

Meeting Opened at 7:01 p.m.

**Public comment** None

**Review and approve previous meeting minutes**

***Minutes from January 25 meeting***

Foster moved to approve the minutes as corrected. Dallmus seconded

Roll call vote: Antonellis-aye, Dallmus-aye, Houle-aye, Jaques-aye, Moss-aye, Puleo-aye, Quackenbush-abstain

***Minutes from February 8 meeting with Town Officials***

Dallmus moved to approve the minutes as presented. Puleo seconded.

Roll call vote: Antonellis-aye, Dallmus-aye, Houle-aye, Jaques-aye, Moss-abstain, Puleo-aye, Quackenbush-aye

**Review, discuss and vote on well contractor proposals**

Joyce: We have received three bids with small variations from Connecticut Valley Artesian Well Co., Cushings & Sons Water Wells and Quabbin Well & Pump. The bids from Cushings and Quabbin were very close and very similar in scope. Connecticut Valley has the highest price proposal and it did not include testing.

- Quabbin \$14,690
- Cushing \$15,160
- Connecticut Valley \$13,300 (w/o include testing which would bring total to >\$18,000 )

Joyce recommends that we approve a not-to-exceed \$16,000 limit and authorize Joyce and Antonellis to make further investigations with Quabbin and Cushing so that we are comparing the same specs for each company. This includes clarification on water testing, as Fuss & O'Neill are contracted to cover aspects of testing as well as DEP permitting. Both well drillers currently propose a pump test at \$5,000. Joyce wants to assure that there is no scope overlap between the driller and F&O, to avoid paying for duplicate services.

Antonellis has confirmed that unit prices were at the same rate regardless of drilling depth.

Foster: When does DEP sign off on well? Antonellis: F&O has informed DEP of the well drilling but approval is not given until after well is drilled and water tests are complete.

Dallmus asked about water yield. Wit: Plumbing engineer is waiting for yield to complete plumbing design.

Houle: Noted there can be great variability in well yield from wells quite close to each other.

Dallmus: After hitting water, drillers typically drill deeper which creates a reservoir of additional water. A small volume of water is stored in water tank.

Puleo made a motion to charge Antonellis and Joyce with requesting more information from Cushing and Quabbin and authorized a not-to-exceed price of \$16,000 for the drilling package including testing, up to a depth of up to 350'. If the depth is over 350' deep, Antonellis is authorized to allow further drilling. Foster seconded.

Roll call vote: Antonellis-aye, Dallmus-aye, Houle-aye, Jaques-aye, Moss-aye, Puleo-aye, Quackenbush-aye

Joyce asked Wit to coordinate with Plumbing Engineer to make sure that on the day of drilling that the PE is available by phone. PE is looking for a maximum of 25 gal per minutes. This yield was discussed when a fire suppression system and irrigation system were part of the project. Both the suppressions system and irrigation system have been removed from the project. Dallmus noted that this is a very high yield that it is unlikely to be achieved.

### **Review results of Conservation Commission meeting on NOI**

Following the opening of Public Hearing for the Notice of Intent for Library Construction on Thursday, January 11 F&O consultants Doroski and Bell responded in writing to questions that arose during the meeting. At the continued Public Hearing on February 8, Conservation Commissioners asked thoughtful questions about mitigation measures and stormwater. F&O consultants Doroski and Bell responded with well-considered answers.

The Commission voted to close the the Public Hearing for the Notice of Intent. The Order of Conditions will be issued this Thursday, February 26.

Jaques asked during the Public Hearing for consideration of an extension of the period of time allowed by the Commission for planting trees and shrubs. This would allow for the work to be done by the Town Highway Department and volunteers rather than the landscape contractor and would be a substantial cost-savings measure, as the estimate to plant each tree is \$1800. To this end, Antonellis asked Bono-Bunker: How long do we need to wait if we wish to have our Highway Dept. plant the trees that are specified in the planting plan? Bono-Bunker replied that landscaping is not part of the MBLC grant thus we can do this when we the site allows. Antonellis clarified that Sullivan, Shutesbury Highway Superintendent, has worked extensively as a landscape contractor and would do this as part of his job. Volunteers would work under his supervision.

Joyce: If Town performs work, it's OK. If it's volunteers, there are liability risks. He noted that the road to the bank is paved with good intentions.

Antonellis: Highway Department can plant trees without volunteers. We will do some careful planning to make landscaping more affordable.

Houle: Recommended that finish grading be completed by the contractor and that volunteer landscaping efforts be carefully planned.

Wit: Recommended that grass seeding be installed by contractor as this is part of erosion control for stormwater basins and septic system and should be done as soon as the basin and septic are completed.

Jaques: Agreed that grading, seeding and perhaps planting of a small number of trees close to the building be done by contractors.

Puleo urged the group to attend this Thursday's Conservation Commission meeting.

### **Review of meeting with town employees/boards on February 8**

Puleo noted that the meeting went well.

Antonellis will invite Police Chief Burgess to next subcommittee meeting on February 21.

Wit: Provided an update on Fire Chief's code concerns about percentage of roof covered by solar panels. Wit confirmed that our roof was designed with consideration of all codes. The issue is allowing access to ridge of gabled roof. If we have adequate 36' clearance on either end, that is sufficient.

In response to a question that ZBA Member Thompson asked about a monitored fire alarm, Wit shared that a simple, monitored fire alarm system can be installed for approx. \$17K This can be included as an add-alt.

Joyce: Encouraged the Town to contact its insurer, as the reduction in the cost of insurance with this system in place may make for a quick payback.

Foster: Monitored systems come with a cost. It is roughly \$1000/year.

Antonellis: Costs like this are covered by the town. For \$17K installation plus a modest annual fee, she recommends putting this in as add-alt.

Quackenbush: Recommended that we just add this to the plan.

### **Updates on next steps**

Wit has talked with the Town Plumbing Inspector Letourneau regarding the recent bathroom code change. Per the inspector's request, Wit submitted a formal request to waive the requirement for an additional toilet and sink in the women's room.

Joyce: Asked when is the next cost estimate? Wit: 75% cost estimate on March 15.

Quackenbush to Joyce: Who does the contract? Wit: Usually this comes from Town or OPM.

Quackenbush: The Town has some front-end boiler plate language. He will send to Joyce.

Quackenbush made a motion to adjourn. Antonellis seconded.

Roll call vote: Antonellis-aye, Dallmus-aye, Houle-aye, Jaques-aye, Moss-aye, Puleo-aye, Quackenbush-aye

Meeting adjourned at 8:09 p.m.