

Capital Building Committee  
7-12-2023

JUL 28 23 9:20AM

Minutes of the Capital Building Committee of Thursday, July 12, 2023. The meeting convened at 6:33 pm in the Police Station Community Room, 1700 GAR Highway, Swansea MA 02777.

Present at this time were Mr. Chris Hajder, Mr. James Carvalho, Mr. John Salzillo, Mr. John Hansen, Ms. Sarah Carlson and Mr. William Anderson. Absent at this time were Mr. Robert Alford II, Mr. Marc Lapointe, Mr. Paul Burke and Mr. Derek Heim.

Also present at this time were:

Mallory Aronstein - Town Administrator

Kevin Sullivan - Project Manager, CHA Consulting, Inc arriving at 6:50 pm

Joe Sullivan - Project Director, CHA Consulting, Inc arriving at 6:50 pm

Mr. Casey Hochheimer, CHA Consulting, Inc

Mr. Peter Turowski, T2 Architects

Ms. Libby Turowski, T2 Architects

Ms. Geraldine Mullaly - Resident of Swansea

At 6:35 pm Ms. Sarah Carlson served as Chairman and called the meeting to order. The meeting is being recorded for minutes purposes.

The Committee reviewed the meeting minutes for June 21, 2023.

Mr. Carvalho **MOVED** to approve the minutes of June 21, 2023. Seconded by Mr. Anderson and so voted. Hajder, yes; Carvalho, yes; Salzillo, yes; Hansen, yes; Carlson, yes; Anderson, yes; Alford, absent; Lapointe, absent; Burke, absent; Heim, absent.

The Committee reviewed the resume for applicant Ryan Pacheco, a potential new member of the Capital Building Committee, while he explained his interests in joining the Committee.

Mr. Carvalho **MOVED** to recommend to appointment of Mr. Ryan Pacheco. Seconded by Mr. John Hansen and so voted. Hajder, yes; Carvalho, yes; Salzillo, yes; Hansen, yes; Carlson, yes; Anderson, yes; Alford, absent; Lapointe, absent; Burke, absent; Heim, absent.

Ms. Aronstein noted this recommendation will go before the Selectmen on July 18, 2023.

Ms. Aronstein recommended to the Committee that they again discuss the recommendations regarding the vacated buildings. There was discussion concerning the Annex property and whether to demolish the building or attempt to surplus the parcel with the building standing. As several members of the Committee absent, the group agreed it was better to defer this discussion until the next meeting.

Mr. Carvalho **MOVED** to table this item on the agenda to the next meeting. Seconded by Mr. William Anderson and so voted. Hajder, yes; Carvalho, yes; Salzillo, yes; Hansen, yes; Carlson, yes; Anderson, yes; Alford, absent; Lapointe, absent; Burke, absent; Heim, absent.

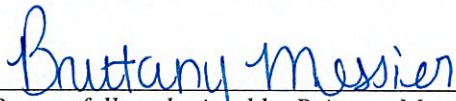
Mr. Peter Turowski of T2 Architecture reported that they have spent two days interviewing the Town Staff, getting a better idea of their wants and needs. They also discussed with the Committee the buildable acreage of the property and established some baseline parameters. He said the phase one site walkthrough has been completed by their environmental engineers. Ms. Aronstein asked Mr. Turowski when they expect to be able to give a conservative estimate of the costs and if it's at all possible to have this estimate by September 21 so this information can be shared with the public. Mr. Turowski stated they will not have the final costs by this date but they should be able to provide a conservative estimate for the project.

Mr. Kevin Sullivan reviewed the Bi Weekly update with the Committee. Mr. Sullivan reported that the walk-through meetings and staff interviews had a good outcome. He said the wetlands delineation has been completed and has been shared with the town and the architect. Ms. Aronstein said the Town website domain name buildingprojectsswanseama.gov has been secured and is in the design process. She said this site will allow the public to follow along with the latest updates on current or future projects.

Ms. Aronstein reviewed proposed dates for future meeting dates, outreach dates and community forum dates.

Ms. Carlson asked if there are any questions or comments from the public. Ms. Mullaly asked Mr. Turowski about the hazmat/demolitions costs they had mentioned when speaking earlier and whether or not those costs are for the Highway Department. Mr. Turowski said those costs would be for the buildings on site such as old barns and storage sheds on the property. Ms. Mullaly also asked if the vote that will take place in November will be a  $\frac{2}{3}$  or majority vote. Ms. Aronstein replied a  $\frac{2}{3}$  vote is necessary for borrowing as long as everyone agrees on the financing plan.

Next meeting will be held on July 26, 2023 at 5 pm at this location. At 7:35 pm, Mr. Salzillo **MOVED** to adjourn the meeting. Seconded by Mr. Carvalho and so voted. Hajder, yes; Carvalho, yes; Salzillo, yes; Hansen, yes; Carlson, yes; Anderson, yes; Alford, absent; Lapointe, absent; Burke, absent; Heim, absent.



*Respectfully submitted by Brittany Messier, Minutes Clerk for Capital Building Committee*

*Documents:*

*Minutes of June 21, 2023*

*BiWeekly Update*

*Update on Communications Plan*