

## Capital Building Committee March 5, 2024

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Minutes of the Capital Building Committee of Tuesday March 5, 2024. The meeting convened at 5:37 p.m. at the School Administration Building at One Gardner Neck Road, Swansea MA 02777.

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

Also present at this time were:

Mallory Aronstein - Town Administrator  
Kevin Sullivan - Project Manager, CHA Consulting, Inc  
Joe Sullivan - Senior Project Manager, CHA Consulting, Inc  
Geraldine Mullaly - Resident of Swansea

Mr. Hajder **MOVED** to approve the minutes of January 31, 2024. Seconded by Mr. Hansen and so voted. Lapointe, yes; Alford, yes; Carvalho, yes; Salzillo, yes; Hansen, yes; Pacheco, yes; Carlson, yes; Hajder, yes; Burke, absent; Anderson, absent.

Mr. Alford **MOVED** to approve the minutes February 6, 2024. Seconded by Mr. Hansen and so voted. Lapointe, yes; Alford, yes; Carvalho, yes; Salzillo, yes; Hansen, yes; Pacheco, yes; Carlson, yes; Hajder, yes; Burke, absent; Anderson, absent.

Mr. Kevin Sullivan reviewed the biweekly update from CHA Consulting with the Committee. On Thursday, February 22, 2024 a walk through took place at the Junior High School. T2 and Weston & Sampson are putting together proposals for the Town Hall/Annex expansion and renovation idea. Depending on the outcome of tonight's meeting, CHA, T2 & Weston & Sampson will have a better idea of how to move forward. Mr. Carvalho recommended that CHA take a look at the crawl space in the Junior High School building as it has needed work in the past.

Item #3 on the agenda taken out of order.

Ms. Carlson asked about the time frame and plan for the proposed new school to be built. Mr. Kevin Sullivan stated that the town would vote on the new school potentially 2 to 3 years from now. She added that it is too soon to discuss the possible options for the Junior High School. Ms. Aronstein asked the Committee to consider holding off on spending money on the studying of the school as the need for a Town Hall/Annex is now. The Committee agreed. Mr. Alford said that the town residents will want answers for what the Junior High could be used for by the time the Town Hall/Annex is voted on. Mr. Salzillo added that the DPW garage should be a priority before the studying of the school as the need for the garage is up there along with the Town Hall/Annex.

Mr. William Anderson arrived at 5:46 p.m.

Mr. Hansen **MOVED** to table item #4 on the agenda for a future meeting. Seconded by Ms. Carlson and so voted. Lapointe, yes; Alford, yes; Carvalho, yes; Salzillo, yes; Hansen, yes; Pacheco, yes; Carlson, yes; Anderson, yes; Hajder, yes; Burke, absent.

Mr. Alford **MOVED** to go back to item #3 on the agenda. Seconded by Mr. Hajder and so voted. Lapointe, yes; Alford, yes; Carvalho, yes; Salzillo, yes; Hansen, yes; Pacheco, yes; Carlson, yes; Anderson, yes; Hajder, yes; Burke, absent.

Mr. Anderson reported that two perc tests were done at 68 Stevens Rd with help from the Board of Health. He stated that if needed the septic system could be added to. He said the building could be expanded.

Ms. Aronstein asked the Committee for clarity on whether or not everyone agrees with moving forward with the Town Hall/Annex project proposed at 68 Stevens Rd. The Committee reviewed their findings of the walk through of the Annex and discussed the potential use of the building while using the program from the Municipal Complex.

Mr. Carvalho exited the meeting at 6:42 p.m.

Mr. Anderson updated the Committee on the updated plans and cost for the proposed Highway Wash Bay/Mechanics Garage. He said he has been working with Brian McCusker of Weston and Sampson. He is exploring what work can be done by the DPW to help bring the cost down. The Committee agreed that the Highway Wash Bay/Mechanics Garage is a priority.

Mr. Alford **MOVED** to request the Selectmen place an article at May town meeting for Highway Wash Bay/Mechanics Garage funds not to exceed 7.5 million dollars. Seconded by Mr. Hansen and so voted. Lapointe, yes; Alford, yes; Salzillo, yes; Hansen, yes; Pacheco, yes; Carlson, yes; Anderson, yes; Hajder, yes; Burke, absent; Carvalho, absent.

Ms. Mullay asked if the Committee will be requesting money to purchase the windows for the Council on Aging building. Ms. Aronstein responded it is her understanding that they will not be requesting funds in an article for the Council on Aging.

Ms. Mullay asked if a traffic study will be needed for the Annex as it was just done for the Library. Ms. Aronstein stated that would be a question for the Planning Board.

Ms. Mullay asked if the Committee will be able to use any of the Municipal Complex plans for the reconstruction of the Town Hall/Annex. Ms. Aronstein replied yes.

Ms. Mullay asked how the CHA consultants are still being paid as that account was supposed to have been closed since the town meeting. Ms. Aronstein clarified that the account was not supposed to be closed and that she can further discuss this matter with her after tonight's meeting.

At 7:06 p.m. **MOVED** to adjourn the meeting. Seconded by Mr. Hansen and so voted. Lapointe, yes; Alford, yes; Salzillo, yes; Hansen, yes; Pacheco, yes; Carlson, yes; Anderson, yes; Hajder, yes; Burke, absent; Heim, absent; Carvalho, absent.

*Documents:*

*Minutes of January 31, 2024*

*Minutes of February 6, 2024*

*Monthly Update from CHA Consulting, Inc.*

*Proposal for Town Hall/Annex renovation and expansion design, T2 Architecture*

*Emails from Chief Hajder regarding locating Wash Bay/Mechanics Garage at current Highway site*