

Approved
7-30-2024

Capital Building Meeting Minutes; 6/25/24

AUG 1 24 8:44AM

Members Present: Mr. Mark Lapointe, Chairman
Mr. Ryan Pacheco, Vice Chairman
Mr. John Hansen, Community Development Director
Ms. Sarsh Carlson, representing the Advisory and Finance Committee
Mr. James Carvalho, representing the School Committee
Mr. Chris Hajder, Member
Mr. William Anderson, Director of Engineering and Highway Services
Mr. John Salzillo, representing the Advisory and Finance Committee
Mr. Paul Burke, Member

Also Present: Ms. Mallory Aronstein, Town Administrator
Mr. Joe Sullivan, CHA Consulting representative
Ms. Amie Griffin, Minutes Clerk

Members Not Present: Mr. Robbie Alford, representing the Advisory and Finance Committee

A Capital Building Meeting was held on Tuesday, June 25, 2024 at the Police Station Community Room, 1700 GAR Highway, Swansea, Massachusetts.

Mr. Lapointe called the meeting to order at 6:00PM

Mr. Lapointe stated the meeting is being recorded for the purpose of meeting minutes.

Item 1: Vote to approve minutes of June 5, 2024

Mr. Anderson **MOVED** to approve the minutes of June 5, 2024. Seconded by Mr. Hajder and so voted. Lapointe, yes; Pacheco, abstain; Alford, absent; Anderson, yes; Burke, abstain; Carlson, abstain; Carvalho, yes; Hajder, yes; Hansen, yes; Salzillo, yes.

PASSES BY MAJORITY

Item 2: Update concerning Town Hall Annex planned repairs

Ms. Aronstein discussed the abatement on the asbestos and taking care of the foundation at the Town Hall Annex building. She said the foundation is looking to be costly and the quote for the abatement came back at \$166,000, which would drain the public buildings account where the Town had thought to pay for this project. Ms. Aronstein proposed rolling both items into the construction project and only spend the money if a yes vote is acquired at the Fall Town Meeting.

Ms. Aronstein said that T2 Architects will be providing two different plans: one being new construction and the other being an addition renovation expansion project to compare pricing and develop alternatives.

Discussion continued regarding work that can be done now, which included emptying the building and offering staff to grab any usable office equipment to swap out if needed. Mrs. Aronstein said there are items marked to keep already and that any items that will not be used will be listed and declared surplus property.

Ms. Carlson asked why the abatement came in higher than expected. Ms. Aronstein said a hazardous material survey was completed and used to request a quote for the abatement. Mr. Lapointe added that some items are questionable and that we will need to figure out where it is to better assess.

Mr. Carvalho questioned the two different plans and what offices they include. Ms. Aronstein asked to move to the next item as that discusses this item.

Mr. Lapointe moved to Item 3.

Item 3: Monthly Update from CHA Consulting

Ms. Aronstein has met with CHA Consulting and reviewed the program and square footage necessary for offices. She said that the architects created this for the Municipal Complex, it was reexamined, and determined that about 15,000 square feet is needed. She said they now they have to make that work within the building with an expansion. At the same time, they are going to provide a plan for a new building to compare. She said there is no plan to just move the four Annex offices.

At this time, Ryan Pacheco entered the meeting.

Mr. Carvalho expressed concern that the option of just the four offices is not on the table. Ms. Aronstein explained that the process is the same, if the Town only moves the four offices, we are only fixing one problem and we still have the Town Hall offices to fix. Mr. Sullivan said that if the Town is going to make changes it should do it right and the abatement must occur no matter which alternative is selected. He said that the abatement could change, though, based upon the type of renovation or expansion would be completed. He said we don't know the design so we would need to wait for the final plans and decisions.

Ms. Carlson asked what total square footage needed for town hall offices. Mrs. Aronstein said after the programming review it was about 15,000 square feet. Ms. Carlson said there is not enough room in the Annex building without an addition.

Mr. Sullivan discussed current bid openings for project and said the average cost per square foot for renovation construction is \$800 per square foot and new construction is \$770 per square foot. Mr. Sullivan discussed learning from the previous vote at Town Meeting and that the best approach is to demonstrate new building versus renovation. He said cost estimates should be available by September.

Mr. Hajder asked if there are three options we are looking at for September. Ms. Aronstein said the architects' proposal was only for renovation with an addition and a new building.

Ms. Carlson asked if the renovation route will keep the Bark Street School a historic location. There was discussion regarding grant funds for historic renovation. Ms. Aronstein said using state funds to renovate a historic location will add to the cost and time to build and require further restrictions.

Mr. Hajder asked about using historic funds to renovate Town Hall. Ms. Aronstein explained this can be done but a plan needs to be in place first.

Mr. Sullivan discussed next steps and that weekly meetings will take place between the OPM and the Architects to expedite this process. He said he will update the board monthly. Ms. Aronstein said that they have met with the architects, there was a walk through of the Annex and programing has been reviewed.

The Committee agreed to hold on moving ahead with the abatement on the foundation.

Item 4: Discussion of updating building infrastructure website with building project status updates

Ms. Aronstein said that she would like to add all current building projects within town to the buildingprojectsswanseama.gov website that was created during the Municipal Complex idea.

Mr. Salzillo asked if we can include the facilities updates on the Council on Aging (COA) building. All agreed to include this information.

Mrs. Aronstein updated the Board that a the COA Director applied for a grant to get the supportive day care program up and running but we did not receive it. She said the Town did receive \$7,500 for public health connections which will go to the nurse. Ms. Aronstein said she is hopeful the Town will get the American Disabilities Act (ADA) project grant for \$250,000 to renovate the snack shack building to accommodate the Parks and Recreation office.

Ms. Carlson asked if a link can be added to the homepage of the town website. Ms. Aronstein explained that the link is within the Capital Building Committee page and there is only so much room on the main page. She said currently essential links are on the buttons on the home page. Ms. Carlson offered to look over the page and get back with some ideas.

Mr. Sullivan asked at what point the committee intended to engage the community. Mr. Lapointe said as soon as T2 shows the Committee the plans they can begin outreach. Ms. Aronstein said the plans were requested to be completed as soon as possible, with cost estimates ideally before September. Discussion continued regarding the necessary information to be available to the community and that the community needs to know what is being done, why it's being done and at what cost.

There was discussion on who the Committee members should engage. Mrs. Aronstein said she has tentatively scheduled an update from this committee for the August Board of Selectmen meeting to discuss what the plans are and at that point it can be announced to the community the intentions of the Committee. Mrs. Aronstein suggested developing a video to be aired on Cable. The Committee agreed they needed to stress that they heard critiques at Town Meeting and respond accordingly.

There was discussion regarding the location of the project and that it was voted down in the past. Mr. Lapointe said the Town does not have an abundance of properties to pick from. Mr. Andreson asked if the Committee should be presenting the third option which would be to renovate. Mrs. Aronstein said that that had not been the direction of this Committee. Mr. Pacheco said the Committee should not present this option. Mr. Carvalho said the elder community will look at this as the best possible option. Mrs. Aronstein suggested a public hearing.

At 6:42 p.m., Mr. Burke **MOVED** to adjourn the meeting. Seconded by Mr. Salzillo and so voted.
PASSES UNANAMOUSLY



6/27/24

Respectfully submitted by, Amie Griffin, Minutes Clerk

Date

Meeting Documents:

Minutes of June 5, 2024