

TOWN CENTER CAMPUS COMMITTEE

Minutes for January 15, 2020, 6:15 PM

The meeting was opened at 6:15 p.m.

MEMBERS PRESENT: Nancy Butler, Ross MacPherson, Art Morin, Colleen Thompson, Jon Traynor, Harry Weikel, Jon Wilhelmsen Members Absent: none

GUESTS PRESENT: Fire Chief Stephen Silva

NOTE: The above people will herein be primarily referred to by their initials.

ACTION ITEMS: **In bold print**

MINUTES: The minutes from the 12/18/19 meeting were approved as amended. CT moved, NB seconded, passed unanimously

DISCUSSION:

1. Multi-Purpose Storage Building – primarily for fire, police and highway dept. use
 - a. Site - Chief Silva (CS) walked the site at the Town Highway Barn. The area near the salt shed will require a little more work than other site options but overall it is a better location. It is near to the departments that would use the facility with access and parking already in place. **CS still needs to review the site plans for any possible wetlands issues and needs to confer with the Highway Supervisor.**
 - b. Building info – The building would be a prefabricated metal building, approximately 90'x50'. This may change but will never exceed 7000 square feet. These buildings are basically kits, prepared offsite. This leaves only the slab and electrical to be subject to Prevailing Wage laws. The site work would be done by our Highway Dept.
 - c. Manufacturers – CS contacted several manufacturers. He has only received one response to date. The cost will probably be between \$250-300K. **CS will get firmer figures, from multiple companies, for our next meeting.**
 - d. Other Discussion – RM asked about heating the building. CS recommends infrared radiant heaters. These are the type of heater currently in use in the fire station and work well. AM noted that the highway barn is heated with propane heaters. It was noted that solar panels would not be an option for this site due to the surrounding trees. JW expects that when we have enough information, this Committee will make a recommendation to the Board of Selectmen. The project will then proceed through the regular process that will take it to this year's Town Meeting.
2. Building Lift – to provide handicap access to the second floor of the Town House. This project is under severe time constraints. Due to the terms of the \$95K grant from the State, the invoices need to be submitted for reimbursement by July 31, 2020. Additionally, if we fail to use this grant, it is unlikely that we will receive these monies again.
 - a. Manufacturer/Installers - Elizabeth Dennehy (ED) requested information from several companies but has only heard from one to date. United Elevator from Weymouth made a site visit today which was attended by ED, HW and Steve Sarro (SS).

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- b. Site Visit results – based on email from ED and presentation by HW
- Exterior installation is not feasible for a variety of reasons, including the need for below-grade support;
 - A chair style lift has been eliminated from consideration. It would not fit on the current stairs so a new stairway would have to be built. This would take too much space. Additionally, people don't seem to like using this type of lift.
 - A platform lift seems to be the better choice. This would not work in the space at the current stairway. One solution would be to construct a small shaft in the COA room. The exit would be in the Assessors' office. This would require a significant amount of construction, including cutting through the brick bearing wall, but it is feasible. It would take approximately a 5'x5' space from the COA room.
- c. Other Discussion – Both the COA and the Assessors would lose space to this project. CS wondered if it would make sense to hire an architect to review the building and create a plan rather than depending on the mfg./installer. Yes, but we don't have the time or the funds for this. Both
- d. New Idea - The Committee moved to the review the COA, Assessors' Office and upstairs space. Examination and discussion led to the idea of using the front entrance area of the building for the lift. This is a sufficiently large area, currently unused and would not disrupt any other office or use. The stairs in that area lead only to a very small storage space and could be removed. The outside space and terracing of the lawn could be used to create an attractive ramp from either parking area, though the Police Station side would probably work better.
- **The Committee would like ED to get United Elevator back to review this new possible site for the lift.**
 - **The Committee would like to ED to continue to pursue proposals from other companies.**
 - **The Committee members should take some time before next week's meeting to look at the exterior of the building front to confirm space and elevations for the ramp.**

NEXT MEETINGS: Wednesday, January 22, 2020, 6:15 PM.

ADJOURNMENT: 7:24 PM, AM moved, HW second