

CAPITAL PROJECT COMMISSION
WALLEY SCHOOL REHABILITATION INTO COMMUNITY RESOURCE AND SENIOR CENTER
MEETING NOTES
August 27, 2024
5:00 P.M.
REYNOLDS SCHOOL FIRST FLOOR CONFERENCE ROOM
235 HIGH STREET, BRISTOL

Present: Diane Williamson, Chair; Chuck MacDonough, Member; Don Hemond, Member; Alan Spen, Alternate Member; Myra Page, Member; Michael Cabral, Member; Charles Coelho, Member; Carl Carulli, Treasurer/Member

Also Attending: Mary Ann Quinn, Senior Services Director, Parks and Recreation; Nicholas Toth, Planner; Christine Shea, Brewster-Thorton Architects; Stephen Greenleaf, Building Official

Meeting Called to Order: 5:03 PM

- I. New Member: Michael Cabral as Town administrator's appointment to Commission.
- II. Previous Minutes, Meeting June 26
 - a. Page makes Motion to accept as approved, MacDonough Seconds
 - i. Pass Unanimously
- III. Architect's Update
 - a. Roof Is Done
 - b. Gutters/Downspouts Done
 - c. HVAC is in submittal, more when
 - d. Elevator shaft done, Install in October
 - e. Masonry Repair in progress
 - i. Issue with interior stairs, working with engineer
 - f. Rob West working on ADA Entry on State Street
 - g. Old Sprinkler system removed
 - h. Issue with sewer pipe
 - i. Bristol Sewer determined sewer line completely inoperable (over 100 years old), working on price
 - i. Hemond – how are gutters working?
 - i. No issues, working with site contractor for further mitigation to get water away from building
 - j. Cabral – When is price on sewer?
 - i. Likely Friday, not expected to be major cost item
 - ii. Exploring different routes for new sewer line

k. Security Issues –

- i. 2 entrances boarded
- ii. Police Patrols
- iii. Lights
- iv. Still having vandalism, attempts at forced entry
- v. Hemond – Are they installing cameras?
 - 1. Awaiting Chief from BFD for next steps, Rob West has installed trail camera in interim.
- vi. Waiting to install new doors until near opening date
- vii. Cabral – ETA for cameras?
 - 1. Waiting for approval from BFD, from there Electrical Contractor can work to price and install
 - 2. Cabral – Can we look to purchase additional trail cameras?
- viii. Police coming to site meetings
- ix. Hemond – Light sensors?
 - 1. We have lights.
- x. Toth - Will PD be in building at all times?
 - 1. No, more likely to be office for Community Police Officers.
- xi. Greenleaf – Do we have an official plan yet for PD presence?
 - 1. No
- l. Looking to have additional site meeting with Commission, will work with Contractor and Commission for time. Likely in next few weeks, 10 AM on a weekday.

IV. Finance Update

- a. 162k spent to date in FY25
- b. Approaching \$1M in spending
- c. \$3M remaining
 - i. \$990k remaining in Town Bond, rest is Grants, ARPA, CDBG
- d. Submitted reimbursement for Elevator, will finish reimbursement soon
- e. Hemond – Theres \$2M not bid?
 - i. Yes, we haven't gotten to those portions of the project

V. Report from Building Official

- a. Believe we can make it to end of project based on progress and budget.
- b. Hemond – What are we doing for finishes? Windows, etc?
 - i. We are doing the shell as the next phase of the project
 - ii. Will install windows as part of phase 2 as we go
 - iii. In phase 1, will repair broken glass and get windows operational.
- c. Is there an economizer as part of the HVAC?

- i. Not sure, but will bring in fresh air.
 - d. Cabral – Mentioned Phase 2, is that the second floor? My understanding is we're going to open the first floor and then work on the second floor
 - i. Yes, working on getting the second floor occupied as the next phase, no hard plans on the next phases.
 - ii. Work on grants to allow future phases – will mean next phases will be flexible.
 - e. Will the use of this building change as time goes forward and phases are completed?
 - i. No.
 - f. Hemond – Had we already drawn up the second floor in the original plans? Will people be moved?
 - i. 1, Yes plans have been drawn and only the Police Department will move up as they are temporarily in the area that will be the future kitchen
 - g. Will the phases reduce or change the way the building's programming will be run?
 - i. Will expand as phases move forward
 - h. Looking at bottom line, when we do the phase 1 and 2 are we going to approach the original bids of around \$7M?
 - i. The redesign allows for value engineering. No GC also saves us money.
 - ii. We have been getting Credits, moving forward well
- VI. MacDonough – Motion to Adjourn
 - a. Williamson Seconds
 - b. Passes Unanimously

Meeting Adjourns at 5:39 PM

Approved September 24, 2024
Diane Williamson