

CIAC - Capital Improvement Advisory Committee
Meeting Minutes
March 1, 2023
7:05 PM – 9:17 PM
Via Zoom

Present: Susan Asbedian-Ciaffi, Matt Dallas, Sue Abrams, Peter Iovanella, Tom Travers, Lisa Saklad, Michael Cooper (arrived 7:13 after approval of minutes)

Chairman Asbedian-Ciaffi, following confirmation of a quorum, called the meeting to order at 7:03PM.

Vote taken to call the meeting to order:

Dallas: Aye Asbedian-Ciaffi: Aye Saklad: Aye Abrams: Aye Iovanella: Aye Travers: Aye

Item 1: Approval of minutes from February 22, 2023 and February 15, 2023.

Approval of meeting minutes from February 22, 2023

Motion to approve the minutes of the February 22, 2023 CIAC meeting by Tom Travers, seconded by Sue Abrams.

Dallas: Aye Asbedian-Ciaffi: Aye Abrams: Aye Iovanella: Aye Travers: Aye Saklad: Aye

Item 2: Review of Town Meeting articles Discussion and Questions

Article 43: BFRT/CSX Extension \$300,000 (CPA Approved)

Discussion:

- This funding will be used to develop the scope of work to be done this fiscal year.
- There were several questions:
 - Is this for construction or engineering?
 - How much of the previously approved funds have been spent?
- Sandra will check for answers to the questions.

No vote was taken at this time. It will be voted when the requested information is available.

Article 44: Curtis Outdoor Health and Wellness \$480,000 (CPA Approved)

Discussion:

- This project will provide equipment that will be used by the physical education/wellness classes, as well as provide activities for the middle school students at recess.
- The equipment will also be used by the extended day program at the middle school.
- The estimate of the cost is from the landscape architect. Once the design is done there will be a firm number for cost.
- The quote will probably not be available until June. It is hoped that the equipment can be installed in August.
- There was concern that the details for the funds are not specific enough

Note: the cost was incorrect in the February 13 minutes. The minutes will be amended.

Motion to recommend approval of Article 44 by Susan Asbedian-Ciaffi, seconded by Peter Iovanella.

Dallas: Aye Asbedian-Ciaffi: Aye Abrams: Aye Iovanella: Aye Travers: Aye Saklad: Aye Cooper: Aye

Article 45: Feeley Field Phase 2 \$799,668 (CPA Approved)

Discussion:

- This project should be coordinated with the Water District to make sure the water doesn't run off into the zone 1 well.
- If there is an irrigation system there should be a meter or another well installed for the field.
- There was a question about the difference between the funding for phase 1 and phase 2. This phase had discussed dugouts previously estimated at \$30,000 each. This was deemed excessive when the committee discussed it last year.
- Sandra will contact Park and Rec to find out whether they have done value engineering for the project and get a breakout of costs, especially the cost for the dugouts.
- Attendee Kevin LaHaise provided the CPC application with the breakout of costs. The committee still had questions for Park and Rec, including why there was a change to the dugouts if they were needed for safety reasons. Sandra will follow up with Park and Rec.

No vote was taken at this time. It will be voted when the requested information is available.

Article 46: Fairbank Fence and Lights for Multisport Courts

\$100,000 (CPC Approved)

Discussion:

- This project has received \$100,000 from the state to offset the \$200,000 cost.
- The original cost was from the Fairbank plans so it should be close to the actual cost.
- This is a change order rather than a bid.

Motion to recommend approval of Article 46 by Susan Asbedian-Ciaffi, seconded by Michael Cooper.

Dallas: Aye Asbedian-Ciaffi: Aye Abrams: Aye Iovanella: Aye Travers: Aye Saklad: Aye Cooper: Aye

Article 28: Atkinson Pool Indoor Dehumidification Equipment

\$600,000

Discussion:

- There was a question as to the possibility of delaying this project until the roof was considered. While this could, theoretically be delayed, it will continue to degrade and there are already complaints from swimmers because of the chlorine irritant caused by the issue. The system has reached the end of its useful life.
- There is a need for a maintenance fund and an overall list of pool needs that will give clarity to maintenance issues going forward. This is seen as a safety issue.

Motion to recommend approval of Article 28 by Susan Asbedian-Ciaffi, seconded by Matt Dallas.

Dallas: Aye Asbedian-Ciaffi: Aye Abrams: Aye Iovanella: Aye Travers: Aye Saklad: Aye Cooper: Aye

Article 29: Pool Maintenance and Repair Fund

\$480,000

Discussion:

- Sandra checked on the question of changing the diving area from tile to another surface.
 - Preparation for a different surface would be very expensive because it would require all the tiles be removed.
 - Vinyl can get slippery, which is a safety concern, and it is unlikely to have any cost savings to change to vinyl.
 - Gunnite is not a finish, so it isn't a viable alternative.
 - Plaster would require removing the tiles. It is also thicker than the tiles so it would impact the regulation size of the pool for swim meets.
 - The patch that will result from the repair of the pipes in the diving area is a concern.
 - The most recent estimate for the pool work is \$560,000. The Select Board has reallocated ARPA funds and will direct \$275,000 to repair the leaking pipes. Total cost for the pool, including \$600,000 from article 28, the \$275,000 from ARPA and the \$480,000 from article 29 will be \$1,355,000.
 - Since the current funds requested do not cover any roof replacement, there was a question of the efficiency of doing the work without considering the roof.
 - Scheduling for repairs must take into consideration the summer camp programs. It is anticipated that there will be a 45 day shutdown in August for the pipe repairs and an additional 5 weeks for the grouting repairs.
 - Replacing the water is an expense: conditioned water will cost about \$20,000 and unconditioned water, which requires additional few weeks to heat and balance, is \$4,000. The first refill of the pool is included in the original building planning.
 - The committee recommends that Park and Rec try to do all the repairs at the same time and reconsider the time line as a more efficient process and more prudent use of funds.

Motion to recommend approval of Article 29 by Tom Travers, seconded by Sue Abrams.

Dallas: Aye Asbedian-Ciaffi: Aye Abrams: Aye Iovanella: Aye Travers: Aye Saklad: Aye Cooper: Aye

Article 15: Fairbank AV Equipment

\$200,000

Discussion:

The vote on this article had been tabled pending more information.

- The \$200,000 will provide the highest and best use of the building, as well as provide universal access.
- The AV will be on carts so that they can be used in all rooms.
- The \$200,000 provides the necessary conduits so that the systems can be connected to the wiring.
- Attendee Kay Bell explained why this was not included in the original plans. The engineering is needed to determine the best way to hook up the equipment to the conduits.

- This equipment will be used for more than the senior center-the community center will be open additional hours beyond the senior center hours.

Motion to recommend approval of Article 15 by Peter Iovanella, seconded by Tom Travers.

Dallas: Aye Asbedian-Ciaffi: Aye Abrams: Aye Iovanella: Aye Travers: Aye Saklad: Aye Cooper: Aye

Other Business:

- The FinCom has requested a running list of articles approved, along with discussion. They will be sent the minutes and we will follow up with a formal report by March 15.

Motion to send minutes to the FinCom and follow up with a formal report by March 15 by Susan Asbedian-Ciaffi and seconded by Sue Abrams.

Dallas: Aye Asbedian-Ciaffi: Aye Abrams: Aye Iovanella: Aye Travers: Aye Saklad: Aye Cooper: Aye

• Motion to amend the February 13, 2023 minutes to correct the fund request for Article 44 to read \$480,000 and Article 46 to read \$100,000 by Sue Abrams, seconded by Susan Asbedian-Ciaffi.

Dallas: Aye Asbedian-Ciaffi: Aye Abrams: Aye Iovanella: Aye Travers: Aye Saklad: Aye Cooper: Aye

- Next meeting will review articles 43 and 45.
- A formal report will also include the statement drafted by Tom Travers focused on the need for an accurate 5 year plan.

A motion to adjourn at 9:17 was made by Tom Travers and seconded by Sue Abrams.

Dallas: Aye Asbedian-Ciaffi: Aye Abrams: Aye Iovanella: Aye Travers: Aye Saklad: Aye Cooper: Aye

The next meeting, Wednesday, March 8, will be on zoom.

Respectfully submitted,
Sue Abrams
Clerk