

Pepperell Building Committee

Meeting Minutes

Wednesday, February 23, 2022

1.0 Call to order

The meeting was called to Order by Catherine Lundeen at 6:00 pm via ‘Go to Meeting.’

2.0 Attendees

2.1 Present

Catherine Lundeen, Brian Borneman, Taya Dixon Mullane, David Querze, David Scott, David Stairs, Andrew MacLean,

Public: Dave Pease, Sandra Hartnett

2.2 Absent

Joe LoBuono, Lea Gavrilov

3.0 Acceptance of Minutes

Motion to accept the minutes of 5/26/21 by T. Dixon Mullane, seconded by B. Borneman, Unanimously approved by the committee.

Motion to accept the minutes of 11/4/21 by B. Borneman, seconded by D. Stairs. Taya Dixon Mullane abstained. Unanimously approved by the committee.

Motion to accept the minutes of 1/27/22 by B. Borneman, seconded by T. Dixon Mullane, Unanimously approved by the committee.

4.0 Action Items

A. Presentation Overview

C. Lundeen - M. Scarsdale asked C. Lundeen if we wanted another presentation. B. Borneman noted he had received good feedback. A. MacLean – Recommended waiting for next milestone for another presentation, including cost estimating to share with public.

B. Design Program

C. Lundeen – update on program and design options was to be shared 3/1 by the architect, but architect requested additional time to finalize materials. B. Borneman – agreed we should wait

for materials. C. Lundeen – will cancel the meeting, and A. MacLean will inform the clerk that the meeting has been cancelled.

C. Lundeen – would like to send a letter from Committee to consider ARPA funding for the design funding. Discussion among committee on need for cost estimates to meet deadline for town meeting for debt exclusion if no ARPA funds. Select Board controls ARPA funding and are meeting on March 2nd meeting to discuss. One member of Select Board indicated they want Town Meeting vote for use of ARPA funds. Committee discussed contents of the letter to the Select Board and A. MacLean began a draft of the letter. Committee recommended letter include discussion of consistency of use of ARPA funds for one time funding to support a public need; reminder of Select Board charge to the Bldg Comm to look at public safety and past Town Meeting support of the project; project is shovel ready; retires deferred maintenance backlog (up to \$2M); without investment in new building, Town will be requesting investment in renovations of existing buildings; single biggest investment in new building by the Town since the schools.

S. Harnett had a question on reducing overall project costs. C. Lundeen – Phase 2 funding is needed for next phase of design. T. Dixon Mullane – explained value engineering process as part of Phase 2 where we will have opportunities to reduce costs through design.

S. Hartnett had a question on if the \$35M estimate is inclusive of the design funds. A. MacLean – yes, design included; but still not sure what the final construction cost will be.

C. Lundeen – using ARPA funds will remove \$2M from debt exclusion for total project cost. A. MacLean – ARPA funding would be an opportunity to lesson overall tax burden. A. MacLean - will finalize the letter to include in Select Board package.

S. Hartnett had a comment supporting ARPA funding for the project.

B. Borneman – made motion to authorize the chair to sign letter on behalf of the Building Committee to Select Board to approve ARPA funding for the Public Safety Complex Phase 2 as voted by the Building Committee meeting on 2/23/22. D. Stairs – seconded the motion. Motion carries unanimously.

A. MacLean sent a letter to Sen. Kennedy seeking public support for the public safety complex. Ashby received funding in past for their new building. C. Lundeen – Asked that the letter be placed on the webpage to share with the community.

C. PR Plan

C. Lundeen recommended to keep proceeding with outreach on social media, and update the webpage.

D. Other items

D. Stairs – noted there was a member of public interested in committee membership with experience in construction projects. A. Maclean will follow up.

5.0 Adjournment

B. Borneman motioned to adjourn. Seconded A. McLean, and unanimously approved by the committee. Meeting adjourned at 7:06pm.