

TOWN OF ADAMS SELECTMEN'S MEETING AGENDA

WEDNESDAY, July 24, 2013 – 7:00 PM

TOWN HALL, MEETING ROOM, 1st FLOOR, ADAMS, MA 01220

1. **CALL TO ORDER – 7:00 PM**
2. **PUBLIC HEARING –**
 - **7:10 PM FY2012 CDBG Reserve Grant**
3. **ADJOURN**

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July 24, 2013

On the above date the Board of Selectmen held a meeting at Town Hall at 7:00 PM. Chairman Duval presided, present were Michael Ouellette, Joseph Nowak and Richard Blanchard.

Chairman Duval called the meeting to order at 7:00 PM

Public Hearing

At 7:10 pm

John Duval opened the meeting and stated the purpose of the public hearing to consider the Town's application under the FY 2012 Reserves Grant Program. Mr. Duval introduced Donna Cesan, the Community Development Director.

Ms. Cesan explained that the main purpose of tonight's public hearing is to both solicit public input and to obtain the Board of Selectmen's approval of the proposed program activity proposed for the Town's FY 2012 Reserves application. She explained the Town is fortunate to have the opportunity to apply for this grant, and Town staff has appreciated the assistance and encouragement by the MA Department of Housing & Community Development. She stated the Town is also working with MassDevelopment to formulate an overall strategy and long-term approach for the former Memorial school building located at 30 Columbia Street. She outlined the previous workshop meeting with Selectman and the vigorous public discussion of Town efforts to rehabilitate the building and evaluate long term future uses of the building.

Ms. Cesan stated that the proposed public facilities project is to undertake the repair and/or replacement of approximately 35,000 square feet of the Memorial school building roof. She said the grant is intended to repair that area of the roof over the gym, locker rooms, administrative offices, and auditorium, and a very small section of the classroom wing, which totals an estimated 35,000 square feet. In working with the architecture firm EDM Services, the Town was able to develop a cost estimate to replace the roof. The replacement would require a complete tear off of the existing roof and upon completion the new roof is expected to have 15-20 year warranty. She outlined the proposed project budget, which includes a 15% project contingency. Ms. Cesan explained that \$520,760 is proposed in funds directed to project construction with another \$51,340 for program delivery (associated costs to carry out the project including staff salaries). She said that if funded the project could be put out to bid early this fall, with construction possibly being completed prior to the end of the calendar year. She added that staff is also proposing a modest General Administration cost of \$27,900 (or 4.6% of total project).

Ms. Cesan explained that the project is consistent with the Town's approved Community Development Strategy – both for FY2012 and FY2013 – and the *Adams Downtown Development Plan*, and the project is located in the Downtown Target Area as well as being the gateway property to the Downtown.

Richard Blanchard asked a question to verify that a portion of the classroom wing was part of the roof project. Ms. Cesan responded that yes, a very small part of the classroom wing would be part of the project.

In response to a question by Michael Ouellette, Ms. Cesan explained that while there are no required matching funds, Town staff is in the process of procuring the services of a qualified architectural and

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engineering firm to serve as Project Architect, allowing the Town to proceed with public bidding of the roof project soon after the hopeful award of grant funding. She said that given the roof's continued deterioration and potential for damage to the interior of the building, replacing the roof in a timely manner was critical to the long term viability of the building. Ms. Cesan noted that anticipated Town funding of the architect would be in the range of \$25,000 to \$30,000.

Michael Ouellette asked that what if the bids come in much higher than \$600,000, would the Town have the ability to stop the project. Ms. Cesan stated that as always various contingencies are built in to a project so that it can move forward even if costs are higher than expected. She stated that until a contract is signed the Board would have the ability to stop a project, but again expressed confidence that the project would be within the budget given the large contingency and planning and preparation the Town has executed to date.

Jeff Lefebvre asked for clarification on the roof area. He also asked is \$600,000 enough, as earlier estimates in the community were much higher. Ms. Cesan said that the numbers discussed at large in the community were speculative at best and were not based on any professional review or estimating. She stated that although the estimates from EDM Architects are preliminary and would be further refined as the Town moves forward in the process, she was confident with the cost range provided by EDM which was used by Town staff to establish a base cost.

Also Mr. Lefebvre asked about the plumbing and heating in the building. Ms. Cesan agreed there are other issues such as heating with respect to the building, but the CDBG grant funds would ensure the building envelope is stabilized and that no further deterioration would occur. She noted that as discussed several times with the Board, the process for assessing needs and undertaking improvements for the building is to a degree incremental. She added that MassDevelopment is examining many of the interior concerns with respect to the building, but preventing the roof leaking will go a long way to preserve the building for future use.

Jeff Lefebvre asked if the Town would need to come up with matching funds like the \$150,000 to fund the PARC grant, if this is successful. Ms. Cesan explained no, there is no required "match," but the fee for the Project Architect would be addressed by existing Town funds to complement the requested grant funds focused on construction.

Chairman Duval stated that as with any grant application if the cost are high we will have the ability to review.

Michael Ouellette asked about the meeting with MassDevelopment that the Town had earlier in the day. Ms. Cesan explained that MassDevelopment's consultants stated strongly that rehabilitating the school building for new uses was very viable in comparison to many other buildings with which they have been involved. She added that the overall sentiment was the building had a great deal of potential. Michael Ouellette expressed interest in being part of future meetings with MassDevelopment.




Joseph Nowak asked for clarification on the environmental review portion of the grant application. Ms. Cesan explained that environmental review is part of any CDBG application and it is designed to prevent funding of projects that would create negative environmental impacts without appropriate mitigation measures.

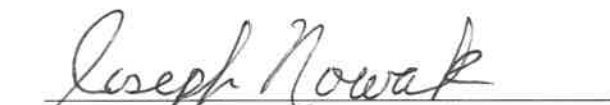

Richard Blanchard made a motion to approve the \$600,000 Community Development Block Grant application under the FY2012 CDBG Reserves program. Joseph Novak seconded the motion. Michael Ouellette said that he is entirely supportive of the grant application and money that could come as a result, but expressed some concern on the long term viability of the building. He believed that all options inclusive of demolition should be considered. Ms. Cesan responded that, as discussed previously with the Board and the public, MassDevelopment and their consultants would be undertaking a comprehensive analysis of the building and evaluating potential future uses. Chairman John Duval said he did not agree with demolishing the building and the priority for the Town now is fixing the roof. He added that he was not in favor of vacant lots. He explained that this grant application is an incremental and important step in the right direction. The Board voted unanimously to approve the public facilities program activity and submission of an application for the funding amount of \$600,000 under the FY2012 CDBG Reserves Program.

John Duval thanked Donna Cesan and the Community Development Department for their hard work.

With no further business to transact a motion made by Member Nowak, seconded by Member Ouellette, to adjourn the public hearing at 7:55 PM passed unanimously all in favor.

Respectfully Submitted
Melissa Schaffrick
Recording Secretary

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These are partial minutes in draft form and are not approved by the Board of Selectmen


Melissa Schaffrick, Recording Secretary