

Planning and Construction

Tuesday, May 28, 4:00 pm

Room 204, 14 Court Square, Greenfield, MA

PRESENT: Jean Wall, John Andrews, Nancy Hazard, Amy MacMahon, Susan Hollins (phone)

ALSO PRESENT: Carole Collins, Lindsay Rowe

CALL to ORDER - 4:11 pm

AGENDA

1. Review of Minutes of April 2, 2019 - Lindsay will send this to the committee. They are minutes of the tour from the Wastewater treatment Plant.

2. New Business

Review of Dashboards from the Energy Office

- Carole and Laurie DiDinato put a lot of time in making this database accurate.
- They're working on getting this online.
- Will try to get an interactive map which will help the public be able to click on the map and see the building's information
- These have been reviewed by Department Heads and will be seeing it again.
- If the roof needs to be replaced in 20 years, is there a way to see this?
- Will this force the school to review the building's needs before the last-minute capital request?
- There is some subjectivity to every capital building request, and many projects have lots of options for moving forward.
- Do we have an inspection program for town buildings? No. But it's ideal to have an engineer do reviews of buildings. Ideally, you create a long-term plan for the buildings, so that everyone knows what priorities are. Also, helps the City with grants, and be proactive, not reactive.
- Essex has a plan, it talks about every repair project and the price and timing.

- The dashboard contains a phenomenal amount of information on these buildings, including financing of recent projects.
- Each building has so many items. It's easier to review excel version.
- Should we create recommendations to the new Council on how to move forward in the future?
- How do they create a long-term planning process. Do they create policies (e.g., inspect a 12-year roof with a 15-year life in order to determine the replacement needs).
- The Capital committee just gets a list of requests and there's no way of telling what the right requests are and if there are any missing.
- Appears that the Transfer Station is a big nightmare. The issue is that there's a huge garage door and they open it and close it frequently/leave them over. There is a bathroom and sprinkler system that require heating, but heating the huge area is costly. The toilets froze. Need to add this to the top of the list for looking into what the improvements are. It's only a \$12,000 a year expense, so improvements would have to be minimal.
- With a new Mayoral administration, the dashboards could be a great tool for them.
- Committee will keep looking at this.

3. Old Business

Capital Funding - Review of Council Approvals and Discussion of Next Steps

- Library will be voted in November
- Fire Station was tables until November. So, now we can't design/build fire station before the Library vote. Everything on these is on hold until November. If no one in mobilized to support these, they will fail.
- The against people may be more motivated, or larger, than previously assumed. If 1,400 people go vote for the library, it won't pass.
- It's so interesting that a library is a huge economic driver, but the people who usually support economics aren't for the library.
- \$4.1 Anaerobic Digester passed, with the smaller and expandable version.
- Some of these projects have a revenue stream attached and if we can identify the revenue streams then you could identify the borrowing associated with it. That might help level the borrowing in order to stay in the City's limit.
- The Committee has worked to explain this to the City, and we have the graph of the projections, but no one seems to care or believe the numbers.

- There were some jurisdictional issues from the Charter and need for definition. Maybe if the committee focuses on the 20-year plan. If there was a regular dialogue with the City Council, it would help the Councilors wrap their head around these issues.
- The Committee could work with the Finance Director to determine if the Committee could report to the Council on finished and upcoming projects.
- There is frustration in this committee on the role of making recommendations when no one listens. However, you can expect the Council to have time to get into the deep details for every project.
- It all comes down to trusting who is saying that this is a problem. The Committee needs to establish itself as the place to come for information.
- How can the committee be independent if the information comes from staff people? John has expertise in large buildings. Does the committee need a mission on building maintenance and an annual report?
- Does the Committee act as a go between from Council and the Staff? That's a piece that's missing in all of this.
- The Committee is the warning bells for the City buildings. The Schools had a policy that the Capital Requests for the schools will go before the School Committee before they reached the Capital Improvements Committee.
- Do we feel that we need more expertise in order to take on this role? The Engineering department may need to be involved in this committee. Someone with a clerk of the works background might be able to provide insight in this.
- City Council is looking at tough decisions, specifically any way to fund the schools. Would getting an engineer make them any more likely to vote for building maintenance?
- How do you communicate the importance of this to the Council?
- The Charter says that Planning and Construction does have oversight of Construction. Should the Committee take that on and visit the Ways and Means Committee to do some reporting. With many projects going on, should members be liaisons to specific sites and projects in order to keep the committee up to date?
- Should insist that the P&C member be on every building committee in the future. Then we can report back.
- Concerns about the Library building project which currently only has Carole with building experience.
- The JZCC has major sound issues. The Architects had said that sound would not be a problem. But what do you do? The lowest bid can change the specs up to

certain standards. There are processes for integrated design, but you have to write an RFP with that.

- The Committee has historical knowledge and therefore can bring that to the table at the next project.
- Another approach is to tell someone doing your design a range of funding before the design is done. When it's open ended, it's like designing a kitchen with no budget.
- The committee meets the third tuesday, and Ways and Means meets the next Wednesday. The Committee may want to talk at Ways and Means about Capital issues.

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- The committee may have a vacancy.
- The trade unions are pushing their members to join City committees to support construction projects, and may have some people interested in joining.

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- Nancy will tackle writing a few sentences on committee's mission.

4. Next Regular Meeting

June 18, 2019

Adjourn - 5:18 pm.
