

Chelmsford Permanent Building Committee
Town of Chelmsford
9 Alpha Rd. Chelmsford, Ma 01824
Meeting Minutes May 6, 2025
Approved June 3, 2025

Members Present: Chair Tim Powderly, DPW Director Christine Clancy, Michael Donoghue, Michael Moore, Deb Belden

Not Present: Evelyn Thoren, Steve Roberts

Others Present: Patrick Maloney, Fire Chief Gary Ryan, Town Manager Paul Cohen

All documents referenced in these minutes are available for review at the Town Manager's Office, 50 Billerica Rd., Chelmsford Town Offices Building. This meeting was recorded by Recording Secretary Vivian Merrill

• **Call to Order**

The Meeting was called to order at 6:34PM by Chair Powderly.

• **Public Input (15 Minutes)**

No one from the Public was present at this time.

• **North Fire Station Renovation Project – 35 Princeton Street – Engine 2 – Status Update**

A meeting was held last week. Construction Ahead will return to do necessary caulking. Work has been delayed due to the rain; it is hoped that the work can be done tomorrow. The mason will start stucco work tomorrow, which may also be delayed due to rain and dampness. All work should be finished in about two weeks. Marty's Landscaping will finish the landscaping work. Building signage has been installed.

The building area that meets from the modular unit to the main building was fixed up and looks better.

• **Fire Stations – 260 Old Westford Road – Engine 3 and 295 Acton Road – Engine 5 – Status Update**

The project designer is Galante Architectural Studio. Left Field PM is the Project Manager.

Mrs. Clancy reported that a kickoff meeting was held last week. Wetland flagging was done where needed. Existing conditions are being documented, and design work will begin soon. Construction is expected to begin next spring. The cost of these projects is anticipated to be about \$25 million.

Temporary fire stations will be determined; costs will be discussed.

Schematics should be ready by the end of the summer. There was a question of whether the apparatus bay could be salvaged in the West Fire Station. This has not been determined. An extensive walk-through was done, and the data from Weston & Sampson was provided to Galante Architectural Studio.

The Committee was assured that the architect and project managing firms will be thorough and will determine the most cost-effective way to move forward.

- **South Row School – MSBA Accelerated Repair Program – Partial Roof Replacement – Status Update**
Mrs. Clancy reported that the schematic design has been submitted to the MSBA.

Two layers of roofing need to be removed. Existing solar panels are about 10 years old, and it will be determined whether if they can be re-installed or should be replaced. Replacing them will be an additional cost of about \$200,000.00. Solar panel removal and replacement is an eligible reimbursement cost, but new solar panels would not be eligible for reimbursement. It will be determined what the best course of action will be in the long term.

There are many contingencies, and more associated costs being developed.

The building will need work to become ADA compliant, which could add \$300,000.00 to the cost.

Under the MSBA program, up to 52% of eligible expenses could be reimbursed to the Town. The total project costs are currently estimated to be around \$4.5 million to meet the MSBA program requirements. This project will be discussed at the June 23, 2025 Special Town Meeting.

The ceiling panel replacement project at the same school is also being bid out; they hope to be able to work on both projects at the same time.

This year's bidding climate is very competitive, and there has been positive responses from multiple companies willing to bid on a project.

- **Meeting Schedule**

The next meeting could be June 3, 2025, if needed. It could be scheduled further out.

- **Meeting Minute Approval**

Motion: by Mr. Donoghue to approve the Meeting Minutes of April 15, 2025 as presented.
Seconded by Mr. Moore. Motion carries, unanimous, 5-0.

- **Adjournment**

Motion: by Mr. Donaghue to adjourn the meeting at 6:59PM. Seconded by Mrs. Clancy. **Motion carries, unanimous, 5-0.**

Respectfully submitted,

Vivian Merrill
Recording Secretary

Supporting Documents:

- There were no additional documents provided for projects discussed at this meeting.
- Draft Minutes