

**COMMUNITY PRESERVATION COMMITTEE  
TOWN OF WEST NEWBURY  
MINUTES OF MEETING  
March 29, 2018**

A meeting of the West Newbury Community Preservation Committee (CPC) was held on March 29, 2018, in the First Floor Hearing Room. Members Joseph Anderson, Chair, Bill Bachrach, Ann Bardeen, Mary Harada, Bob Janes were present. Judy Mizner and Sherry Pruyn were absent. Administrator Jean Nelson was also present.

Anderson called the meeting to order at 7:33 PM, and announced that it is being recorded for the purpose of taking Minutes.

**Applications for Eligibility and Funding, Emergency Generator for Page School, 694 Main Street, Applications filed by Gary Bill and Michael McCarron**

Gary Bill and Michael McCarron were present as Applicants. Bill reviewed the cost estimate provided by Fitzmeyer and Tocci, engineers, dated March 27, 2018. The CPC had asked for specific costs at the meeting of March 22, 2018. Bill gave a summary. During the storm after the leak occurred, the power went out. The circuit breaker kept popping and the generator failed. The School Department called the generator company. School Administration and the Electrical Inspector decided this had to be fixed permanently, and not with band-aids. The school is managing the heating system, which is ok now because it is not that cold.

The emergency switch is now burned out, due to overuse over the past ten years. It is a 1965 generator. It will not run everything tied to it. If it fails, there will be some serious issues. This has all happened quickly so there has not been a lot of time to do research on it. The engineering firm is working on a design for a new system now.

Bardeen asked if this is just happening this year. Bill said there have been sporadic issues. Anderson said that a new generator is on the Capital Improvements list, but Bill said it has been passed over for other issues.

Bardeen asked why this generator is so expensive. She had gone online and looked at the cost of a generator, which was approximately \$15,000. Bill said this is a commercial grade unit. Bardeen asked if the project will go out to bid. Bill said yes.

Bachrach asked for an explanation of the exclusions noted in the estimate. Bill said this unit is located in the building, but it may need to be located outside due to code, for example. What is 20% contingency? Bill said you always need to have contingency. This is only the beginning of the process.

Bardeen asked what the fuel source will be. Bill replied probably diesel.

Nelson asked about services not included in the February 21, 2018 letter from Fitzmeyer and Tocci. The reply was that those are items that will probably be covered by the contingency. She asked who will monitor the project, if we do not need an OPM. The response from McCarron was the Electrical Inspector, and the contract with the engineer includes Construction Administration.

He said it is expected that the work will take place in July and August. Fitzmeyer and Tocci are preparing specs to be bid on. McCarron will start the process for bidding in April provided that we will have specs by May 1. Work will not start until after school ends. According to McCarron, The work to be performed is quite singular, and does not require a lot of trades.

Anderson asked for a motion. **Motion** made by Janes to approve the Application for Eligibility, seconded by Bardeen. Vote in favor was unanimous.

**Motion** made by Janes, seconded by Bardeen, to approve the Application for Funding. Vote in favor was unanimous.

McCarron said he will be working on the motion for Town Meeting, and Anderson asked that a sunset provision be included. Nelson asked if this is located outdoors, could there be a sign there acknowledging CPA funds? It was noted that can be possible if it is located outside,

Motion to adjourn at 7:50 PM.

Submitted by,

Jean Nelson

Administrator

Documents reviewed:

Construction Cost Estimates, Fitzmeyer & Tocci, March 27, 2018  
Memo from Gary Bill, re Page School Generator Project, dated March 29, 2018  
Memo to Jeffrey Mulqueen from Gregory Hadden, dated January 18, 2018  
Letter from Larry S. Fisher, Inspector of Wires, dated February 12, 2018

These Minutes were approved by the CPC on April 19, 2018