



MASSACHUSETTS

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**Gary Christenson, Mayor**

**Municipal Building Committee – City Hall Redevelopment**  
**Mayor’s Office Conference Room, 17 Pleasant Street, 4<sup>th</sup> Floor**  
**Tuesday, April 23 at 4 PM**

Committee Members in Attendance			Others in attendance		
√	Gary Christenson, Chair	Mayor	√	Nelson Miller	Bldg. Commissioner
√	Ron Hogan	Mayor’s Appt.	ABSENT	Mike Carroll	Hill Int. (OPM)
√	Debbie Burke	Mayor’s Appt.	ABSENT	Andy Felix	Hill Int.
√	Eric Rubin	Pub. Facilities Dir.	ABSENT	Joe Naughton	Hill Int.
√	Barbara Murphy	2016 Council Pres.	√	Andy Vo	Hill Int. (Sr. Proj. Mgr.)
√	Craig Spadafora	Council Pres. Appt.	ABSENT	Joe Marshall	Flansburgh (Architect)
√	Ryan O’Malley	Ward 4 Councillor	√	Jorge Cruz	Flansburgh
√	Kathleen Manning Hall	Clerk <i>Non-voting mem.</i>	ABSENT	Brian Hores	Flansburgh
			ABSENT	Bruce Danzer	Lab[3.2] (Int. Designer)
			√	Anthony Rodrigues	IT

## MINUTES

1. **Roll Call of Committee members.** Meeting was called to order at 4:07 PM. Clerk called the roll and there was a sufficient quorum.
2. **Review and Approval of February 5, 2019 Minutes.** *Motion by Ron Hogan to approve the Minutes of February 5, 2019, seconded by Eric Rubin and approved unanimously.*
3. **Schedule Updates.**
  - a. The City reached a milestone when we recently closed on the transaction to acquire the City Hall condo- the City now owns the unit. There is a punch-list of outstanding items that continues to be worked on by Callahan.
  - b. General Contractor M. O’Connor has set up a worksite. Walls are currently being framed.
  - c. The MBC will tour the building at a future date.
4. **Update on Design.**
  - a. Ron Hogan, Debbie Burke and Barbara Murphy have had discussions with Stefura Furniture Associates to narrow down the furniture selections.
  - b. Flansburgh presented a rendering that contained the overall interior color scheme. Also showed were a carpet sample, wall color paint samples, and three

countertop samples all different hues of blue. George Cruz will ask the carpet manufacturer to change the blue in the carpet sample to match the selected countertop. *Motion by Ryan O'Malley to approve the (darker) Hadley Blue countertop selection, seconded by Craig Spadafora.* Clerk called the role. Committee voted 4-3 in favor of the brighter blue option. *Motion by Barbara Murphy to table the selection of final countertop option until the Committee can view the countertop, rug and painting materials all together. Seconded by Ryan O'Malley, all in favor, Motion passes.*

- c. Cubicles of various furniture samples will be set up in the Parking Department area for viewing.
- d. Relocating into the new building is slated for early January 2020. Discussion about the possibility of introducing the new building to the public as part of the 2020 Inaugural festivities.

#### **5. New Business.**

- a. Invoice submitted by General Contractor M. O'Connor for \$138,051.15 – this is largely for insurance and bonds. *Motion to approve payment was made by Craig Spadafora, seconded by Barbara Murphy and was passed unanimously.*
- b. Invoice submitted by Flansburgh through February in the amount of \$22,950. *Motion to approve payment was made by Craig Spadafora, seconded by Barbara Murphy and was passed unanimously.*
- c. Invoice submitted by Flansburgh through the end of March in the amount of \$11,475. *Motion to approve payment was made by Craig Spadafora, seconded by Barbara Murphy and was passed unanimously.*
- d. Invoice submitted by (Owners Project Manager) Hill through the end of January in the amount of \$17,850. *Motion to approve payment was made by Craig Spadafora, seconded by Barbara Murphy and was passed unanimously.*
- e. Invoice submitted by Hill through the end of February in the amount of \$6,320. *Motion to approve payment was made by Craig Spadafora, seconded by Barbara Murphy and was passed unanimously.*
- f. Invoice submitted by Hill through the end of March in the amount of \$4,950. *Motion to approve payment was made by Craig Spadafora, seconded by Barbara Murphy and was passed unanimously.*
- g. First Invoice submitted by Commissioning Agent CES \$4,992.90. *Motion to approve payment was made by Craig Spadafora, seconded by Barbara Murphy and was passed unanimously.*

**6. Next Steps.** Flansburgh will obtain the carpet sample this week.

**7. Next Meeting:** To be determined.

Motion to adjourn at 4:39 PM by Barbara Murphy and seconded by Ron Hogan. All in favor, meeting adjourned.