



**Board of Selectmen
Minutes
Monday, October 27, 2014 at 10:00am
Town Hall Meeting Room**

The meeting was called to order at 10:00 AM by Chair, Stu Sklar in the Town Hall Meeting Room. Selectmen Lucy Wallace, Ron Ricci and Leo Blair were in attendance as well as Town Administrator Tim Bragan and Executive Assistant Julie Doucet.

Drayton Fair and Brian Valentine from LLB attended the meeting to review the proposed plan and cost estimates. Fair explained there were very few modifications made to the base renovation. He said the cost estimate includes residing of the entire building and increasing the contingency from 10 to 16.5%.

Fair pointed out the following details illustrated in the plan:

First Floor

- Handicap lift location
- Extension of the handicap ramp to the front door
- Enclosure of rear stairway in meeting room
- Inclusion of dotted line where a wall can be added to subdivide space in the future to create another office.

Second Floor

- Handicap lift location
- Tel/Data/Cable opposite lift location
- Reconfiguration of back stairway to include bathrooms and conference room
- Handicap lift to stage

The total base renovation construction costs are estimated to be \$2,454,170.

Lucy Wallace asked what the depth of the stage will be. Fair answered 10ft.

Stu Sklar asked Fair about the sequencing of the project. Fair explained after the design and construction documents are completed they plan to go out to bid in January 2015 to be ready for construction in the spring of 2015. He said as far as how the project is managed will depend on the General Contractor. Leo Blair noted recommendations from John Holland have been incorporated into this plan. Blair asked what the timeframe will be for construction based on this scope of work. Ideally, Fair expects the project to take a year or less.

Ron Ricci asked Fair if the three program needs (office, volunteer, community space) can be achieved with this design. Fair said the space is adequate to meet needs but admitted each area had to be compromised to fit within the budget.

The board invited Fair to attend the Special Town Meeting on Wednesday, October 29th to answer any technical questions which may arise. Fair assured the board LLB is committed to the budget therefore they cannot make any promises related to the add

alternates (cupola or window replacement). Blair said reserves have been structured in to the estimate to handle any surprises which may arise.

Article 4 rephrasing

The board members agreed to segment out each question within the article as follows:

4A - will town hear report of Board of Selectmen regarding update on town hall building project.

4B - will town vote to approve and authorize Board of Selectmen to proceed with repair restoration and renovation of the Town Hall conforming substantially, with the exception of minor modifications, to Plan 1b dated October 29, 2014.

4C - will town vote to authorize the town to lease space for a period not to exceed eighteen months for the temporary relocation of the town offices during construction of Town Hall, or take any vote or votes in relation thereto.

Ron Ricci did not agree with 4C. He believed the vote to authorize leasing space during construction at 2012 Annual Town Meeting was sufficient. The other board members thought it was a good idea to include it bearing in mind public confusion over the issue.

On a Wallace/Ricci motion, the board voted to structure article 4 with A, B and C subject to Town Counsel review. (4-1, Ricci – Nay)

STM Presentation

The board discussed a revision presented by Leo Blair to #5 *under activities since 2013* and were all in agreement.

Ron Ricci suggesting removing paragraph #3 *under next steps*. The board compromised by removing the last few questions that were included.

On a Wallace/Ricci motion, the board voted unanimously to make a town hall presentation handout including information from LLB.

Wallace will read the article and provide an introductory explanation. The other members will assist with further explanation and to field questions.

The meeting was adjourned at 11:40am.

Documents referenced:

Town Hall Renovation plans and cost estimates dated 10.27.2014

Presentation prepared by LB dated 10.27.2014