

Hildreth House Improvement Committee
Minutes of the 9/22/14 meeting
4 p.m. at the Hildreth House

Members present: Pat Jennings, Connie Larrabee, Ann Taylor, David Vannicola, and Fran Nickerson

Others present: Debbie Thompson (COA director); Lucy Wallace (liaison, Board of Selectmen)
Connie called the meeting to order at 4:05 p.m.

1. The Committee approved the minutes of the September 8, 2014 meeting.

2. David gave an update on the window replacement. At the bid opening date of September 18 no bids were received for the window replacement project!! When asked why no bids, it seems that there were three major reasons (1) insufficient budget and short time frame for completion. (2) too many sizes and (3) not an appealing project. More clarification on “appeal” seems to indicate that there are more than sufficient jobs for contractors out there and this job presents as having more hassle/ regulations than it is worth. After discussion the committee came up with possible solutions.

Possible solutions:

- 1). Rebid the windows this spring: rebid asking for fewer windows to be done; and/or ask Town Meeting for more money.
- 2). Fold window replacement project into the Phase I of the Hildreth House Improvement Project and have it become a part of that project, which it was originally.
- 3). Ask for an extension of deadline for using CPC (Community Preservation Committee) funds (\$66, 600.) to continue past the date of June 30, 2015.

The committee voted to:

- 1). Request an extension of funds from the CPC for another fiscal year – to June 30, 2016
- 2). Go out to bid in the spring for fewer windows if we don’t get the CPC extension.
- 3). Include window replacement in Phase I of the Hildreth House building project if we get approval at Annual Town Meeting in 2015.

3. CPIC update: Connie worked with Deb Thompson and completed the application to the CPIC which is due September 29, 2014. The application is for the whole project, but can be broken into 2 phases. The emphasis is on safety and accessibility.

4. Discussion of Montachusett Regional Planning Commission Community Development Block Grant: Connie met with Town Planner Bill Scanlan and MRPC Community Development Director Kevin Flynn who said the town has money from a Housing Rehabilitation program that could be used for access improvements at Hildreth House We’d need bid-ready plans to apply for these funds.

5. The meeting was adjourned at 5pm Ann Taylor, recorder

