

Phase 2 Hildreth House COA Subcommittee
Friday, August 16, 2019
Hildreth House
Minutes

Present: Guy Oliva, Sharon Briggs, Carl Sciple, Beth Williams, COA Director Debbie Thompson
DAI architect Tom Lam, Permanent Building Committee member Rick Maiore, Harvard Press
Reporter Joan Eliysil

Guy called the meeting to order at 9 a.m.

The minutes of the July 26, 2019 meeting were approved as submitted.

DAI Update:

Tom and Chris met with the Fire Chief, Rick Sicard. He liked the plan. A flow test will still need to be done to determine water capacity to the site.

Tom also presented the budget assumptions:

- Prevailing wage included
- Geotechnical report has not been done- rock excavation, hazardous waste removal, , dewatering, soil conditions, potential contamination, depth of ledge
- Current property survey is not available- site utilities relocations and depth of ledge to be confirmed. Updated survey to be done.
- Fire suppression system pump and emergency generator are included. Water pressure testing is needed to finalize capacity of fire pump, and length of service for emergency power is needed to determine size of tank and capacity of emergency generator
- Project construction starts third-quarter 2020 (*this has been changed to Spring 2021*)
- Site work limited to building and associated work on terraces
- No utility company back charges.
- Budget based on drawings and design narratives dated 8/16/19
- Furniture and furnishings, signage, kitchen equipment and AV equipment are excluded

Having consulted with their structural and mechanical engineers, the architects estimated construction costs for the building at approximately \$3,030,557, including site work and a sprinkler system. Excluding kitchen equipment & fixtures. Tom will revise this figure due to the later start date (Spring 2021) and increased Builder's Contingency (15% was raised to 20%). The estimate doesn't include the cost of a cistern or an emergency natural gas generator to power total building including heat/air conditioning.

The group looked at new renderings of the proposed building: interior and exterior perspectives, elevations, and an updated floor plan. The new design also showed a covered drop-off at the entrance closest to the parking lot (which was not agreed to by the committee as it was thought to look like scaffolding and discordant), and a modified roofline at the entrance off the new driveway separating the two buildings, as well as a wrap-around porch

and patio in back. When asked for an estimated time to build, Tom stated 12-18 months from start to finish.

Discussing the site plan, Rick Maiore suggested using a separate construction entrance off of Ayer Road and behind Town Hall to lessen the traffic impact to the Hildreth House during construction of the building.

Tom Lam will look into the R-Values of the walls and roof to the building and to research to cost of solar panels and whether the payback would be worth the investment.

Tom Lam will present drawings and plans to the COA Board at their September 17 meeting.

The meeting was adjourned at 9:59 a.m.

The next meeting of the Phase 2 Subcommittee will be scheduled when more information is available to review.

Respectfully submitted,
Beth Williams, recorder