

Town Hall and Hildreth House Construction Committee
10/17/16 Meeting Minutes
Volunteers Meeting Room, Town Hall

Members present: Laura Andrews, Pablo Carbonell, Al Combs, Connie Larrabee, Rick Maiore Members absent: Jack Guswa
Others present: Marie Sobalvarro (Assist. Town Admin.), Debbie Thompson (Director of COA)

Rick called the meeting to order at 7:30 a.m. We approved the 8/22 and 9/19 minutes as submitted and the 9/19 minutes as amended.

Hildreth House

The committee voted to approve Classic Construction's third bill: \$142,634, which will be presented to the Board of Selectmen tomorrow night.

Marie presented a report of Change Orders, \$26,978 of which is ready to be approved for payment. (See attached.) The committee voted to approve the payment.

Posts on the porch will cost \$3k each to replace. Discussion followed about replacing the five rotted posts or all 11 of them. We agreed to replace the rotted posts to begin with.

The deck will require draining, which will be discussed at the construction meeting today. Some decking is already installed.

Emergency back-up lighting for the building is estimated to cost \$8k, which seems too high. LLB and Vertex are following up with building inspector Gabe Vellante.

Plans for the lower parking lot have changed because the tree in the middle of the circle was removed. The increased paved area will allow three more parking spaces and more turning area.

The automatic door opener for the main door needs to be priced. Marie said installation could come after construction.

Marie said she would let Connie know when the windows are ready to be paid for so the new Hildreth House Improvement Committee can authorize payment from Community Conservation Act Funds.

Town Hall

Paving: Rick said that the Department of Public Works would pave the disturbed parking lot areas around the building.

Landscaping: Rick said that crushed stone would be put between the ramp and the building on the west side of Town Hall. The rest of the current landscaping will be removed – except for the large pine tree – and replaced with grass. Al suggested rye now, which would be turned under for nutrients for regular grass in the spring. The idea is for an extension of the Common. The 12 large flat stones currently in the ground will be salvaged for the Garden Club to use in their design at the front of the building.

Drainage: Rick said drainage would be installed in the northwest corner of the building. No decision has been made about who will do the work. We still need to know how much money remains from the project.

Acoustics: Marie said the manufacturer/installer trained users how to use the equipment and acoustics were not a problem if the microphones are used correctly for standard committee meetings. This remains an open issue until tested with a large meeting.

Punch list: Marie will send everyone a copy of the punch list, which GVW will not be completing.

The next meeting will be Monday, November 7, at 7:30 a.m. in the Volunteers Meeting Room, Town Hall

Rick adjourned the meeting at 8:15 a.m.

Laura Andrews, recorder