

Town Hall and Hildreth House Construction Committee
4/11/16 Meeting Minutes
Hapgood Room, Interim Town Hall

Members present: Laura Andrews, Pablo Carbonell, Al Combs, Jack Guswa, Connie Larrabee, Rick Maiore

Members absent: Bill Barton,

Others present: Tim Bragan (Town Admin.), Marie Sobalvarro (Assist. Town Admin.), OPM Steve Kirby (Vertex), Drayton Fair (LLB Architects), Christine Nelson (LLB)

Rick called the meeting to order at 7:35 a.m. and the committee approved the 3/14 minutes.

Hildreth House

Steve said that the April 8 estimate is down \$227,740 from the March 24 estimate and \$132,591 under budget. The new estimate takes into account changes made at the 3/28 meeting, which are noted in the minutes. Drayton and Steve walked through the new plan that shows the changes. The items listed as add alternates 3/28 are funded in the new estimate and are now deduct alternates:

Alt 1 – delete the new porch roof structure – (\$39,335)

Alt 2 – delete the additional porch extension – (\$39,048)

Alt 3 – delete the raising of the existing porch – (\$25,909)

In the event of unexpected costs and no additional funding, these items will be removed from the project in the order listed.

Steve said the calendar would be:

April 11 (today) – committee approve the new estimates

April 21 – Vertex place ad in the central register

April 27 – LLB issues construction documents

May 26 – bids in hand for Vertex and committee to start vetting contractors

June – if bids are over the estimate, call a special town meeting to approve funding

First week of July – start construction

Rick said that April 12 he will be showing the revised plans to the Council on Aging board at its 4 p.m. meeting and to the Board of Selectmen at its meeting at 7:25 p.m.

Vote: the committee voted 6-0 to accept the alternates as shown and to direct LLB to move to construction documents without another estimate, contingent on notification and approval of the COA board and the BOS.

Site work: Jack researched the bylaw that was passed through Article 42 at the 2013 annual town meeting that excluded town buildings from certain restrictions. Site standards, including driveway and parking lots, were not excluded.

Connie said that the new heating system is being installed today.

Town Hall

Rick said that GVW would install the original wrought-iron weathervane Wednesday, April 13, in the morning. It is a spike and arrow design with gold-painted directionals, one of which had to be replaced during the restoration.

Tim reported that no issues came up at the last construction meeting. The equipment is being removed today. April 9 Marie signed off on the second-floor doors stain color.

Vote: The committee voted 6-0 to approve GVW payment #11 for \$198,838.33, which will go the BOS for approval April 12.

The walk-through with the BOS planned for Monday, April 18, at 8:30 a.m. will have to be rescheduled since it is Patriots' Day.

The meeting was adjourned at 8:25 a.m.

The next meeting will be Tuesday, April 19, at 7:30 a.m. in the Hapgood room.

Laura Andrews, recorder