

Minutes of the Municipal Building Committee & Historical Commission Joint Meeting
September 14, 2016 at 4:00pm, Town Offices

Present were Building Committee members: Anita Husted, Dan Kennedy, Judy Markland, Fred Orloski, Ed Sklepowicz, and John Wroblewski; Historical Commission members Alan McArdle, Susan Baron, Judy Markland and Donna Wiley; and George Dole and Kristian Whitsett of Jones-Whitsett.

The minutes of the August 31 meeting were approved.

George Dole presented a work area plan for town hall (attached), explaining that the structural engineer, Ryan Hellwig, had confirmed that the proposed work area is less than 50% of the building's area, something necessary in order to avoid structural upgrades required by the building code. The first floor work area is almost exactly 50% and the second floor only 2%, for a combined 26%, well below the trigger point. Work in the attic would be considered repairs and not a factor in the calculation. Jones-Whitsett (J-W) still needs to coordinate with the building inspector for his input.

Kristian distributed a proposed work schedule designed to produce preliminary cost estimates by mid-October for comment, so that final estimates can be ready in late November. This was considered tight but doable. Fred questioned when the public meeting would be for public education and comments. It was agreed that late October or early November made sense.

Fred indicated that he was going to suggest that the Selectboard schedule forums for several major town projects, including Town Hall, to occur after the November special town meeting.

George and Kristian reported that they had inspected the vault. There appears to be no metal involved except for the door. They believe that the concrete is about 10" thick and stops well short of the second floor, based on the different sound that tapping the wall produces near the ceiling. This is consistent with the fact that the vault was installed decades after the first floor was raised. J-W will pursue cost estimates for removal, hopefully by the next meeting.

There was a brief discussion of the windows and the possible option for the auditorium windows to replace the current glass windows with insulated glass, while retaining the frames. Judy asked if Mass Historical Commission would approve this treatment and George will check with their historical consultant. Donna asked if J-W could identify local buildings that have this window treatment so committee members could go see them. They will prepare a list.

The septic engineers are skeptical that there would be enough area adjacent to the building to support a leaching field there given the necessary setbacks. According to the building code criteria, the number of users is only reduced to 220 from the original 290. John mentioned that a waiver might be available since the auditorium would only have intermittent use. J-W will check on this possibility. If the location does work, there will need to be a perc test.

Fred asked whether it was possible to keep the safe that is currently in the assessor's office. It was agreed that a good location would be in the entry area where the mailboxes are, but some structural reinforcement might be necessary.

John raised the issue of locating the Historical Society on the north side of the building because of lower U/V risk from the northern exposure. Judy commented that this would mean locating

the stove vent adjacent to the back entry in an exposed location. George and Kristian will research U/V issues for museums and consult with Dorrie Brooks in their office, since she has extensive museum design experience.

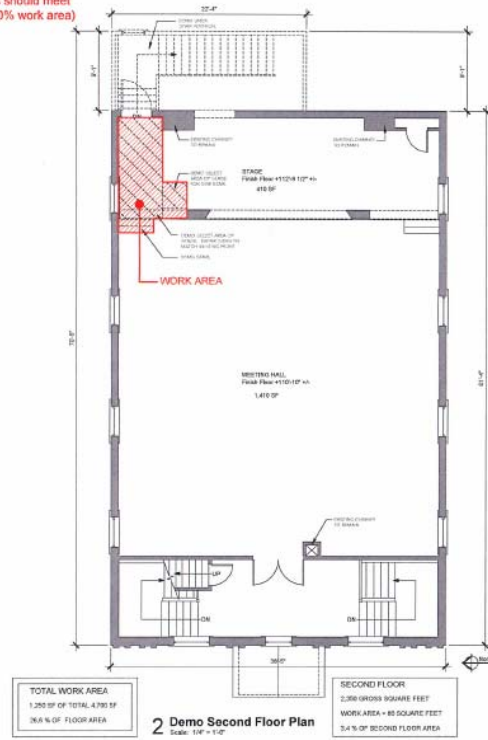
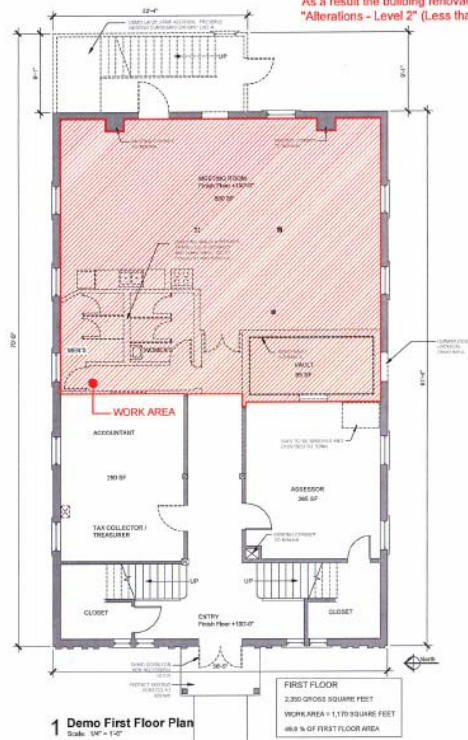
There is evidently no insulation in the front of Town Hall, although there does appear to be insulation in the auditorium. It was suggested that the walls be scanned to get a better feel for the extent and location of what is there.

J-W's preliminary recommendation is to take the chimneys down to the roof level. Donna noted that Doug Kelleher's preservation report had recommended keeping the rear chimney as a vent for the A/V systems. George will consult the report and touch base with Doug.

Fred asked about a timeline for the grant request submissions. The Historical Commission will prepare one for the next meeting, which will be on Wednesday, September 28 at 4pm at Town Offices.

Respectfully submitted,
Judy Markland

Total Work Area is 1,250 SF out of the total floor area of 4,700 SF. This represents 26.6% of the total floor area. As a result the building renovations should meet "Alterations - Level 2" (Less than 50% work area)



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WORK AREA

Whiskey Town Hall
Community Center
Greenfield, MA

Project: 1017
Date: 01.14.18
Scale: 1/4" = 1'-0"
Sheet No.: 012/013

D1

	Due Date	Sep-16					Oct-16					Nov-16					Dec-16				
		22	5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26		
	BC mtgs:	31		14		28?				26?					30?						
Design Development																					
	Design Team Kick-Off Meetings																				
	Review Previous Documentation																				
	Develop Options																				
	Refine Preferred Option																				
	90% DD to JWA																				
	90% DD Documents to Estimator and Committee																				
	Cost Estimate																				
	Estimate Due																				
	Cost Estimate & Final DD Documentation																				
Construction Documents																					
	90% CDs to JWA																				
	90% CDs to Estimator and Committee																				
	Cost Estimate																				
	Estimate Due																				
	Final Estimate, Construction Dwgs and Specs																				
Funding Applications																					
	Local CPA Application																				
	MA Cultural Council																				
	13-Dec																				
	December?																				