

Minutes of the Municipal Building Committee & Historical Commission Joint Meeting
October 26, 2016 at 4:00pm, Town Offices

Present were Building Committee members Virginia Allis, Adelia Bardwell, Dan Kennedy, Judy Markland, Fred Orloski, Ed Sklepowicz, and John Wroblewski; Historical Commission members Alan McArdle, Susan Baron, Judy Markland Darcy Tozier (arrived late) and Donna Wiley; George Dole and Kristian Whitsett of Jones-Whitsett; Mike Trczinski of Hesnor; and Tony Wonseski and Doug Macleay of SVE Associates.

The minutes of the October 11 meeting were approved as amended.

The the 10-26-16 Design Development plans for Town Hall and the 10/21/16 cost estimates by EJP Estimating which had been previously distributed were presented.

Tony Wonseski described the site plans. The first includes a full build out. The second postpones the work in the front, which would remove \$67,000 from the initial construction cost estimate. The septic system has been reduced to handle 600 gallons/day rather than the previous \$900 gallons/day and the size of the leaching field reduced by ½ to 2000 sq ft.

There were questions about the possibility of placing the leaching field on site rather than behind the library. Doug explained that there isn't enough setback and the size of the field can't be reduced because of the poor quality of the soil, both on site and behind the library. SVE feels that the \$170,000 cost of the septic is conservative and will review with the cost estimator.

Kristian discussed the architectural plans with the changes that had been approved at the 10/11 meeting. J-W recommends leaving the attic insulation after the bat guano has been removed and adding more on top of it. The plans are to leave the existing rough wood wainscoting on the first floor, with a chair rail picking up the line on the new walls. It will be easier to put wallboard over the wallpaper than to remove and refinish.

J-W has met with the WindowMaster firm and they will be able to restore the first floor windows as well as those on the second floor. Both first and second floor windows will have insulated glass, and will not require storm windows at operable windows.

Mike Trczinski discussed the mechanicals. The plans call for all new plumbing, including a code-required mop sink in the south closet on the first floor. Hot water heaters will be point of use. Plumbing lines will run across the ceiling on the first floor to the rest rooms. George explained that because of work required for supports for the second floor, the beams will remain exposed only in the hallway.

HVAC will be variable refrigerant flow (VRF) with individual temperature control zones. The units have the capacity to both heat and cool but can only do one function at a time, and are rated to -17 degrees Fahrenheit. Console floor models are proposed for the auditorium in the existing heater spots and wall-mounted units on the first floor. The need for eight units in the auditorium was questioned and Mike explained that the large room area with the high ceiling requires that many.

The lighting in the auditorium and stage will remain but new LED lights will be installed on the first floor. New wiring is proposed throughout and will be cheaper than the work required to selectively reuse existing circuits.

Concern was expressed about the size of the cost estimates and Kristian commented that there's very little that can be cut because most of the costs relate to accessibility and septic. A meeting

of the committees was scheduled for Monday, October 31 at 12:30pm to discuss ways to cut the costs.

Anita stressed the importance of being positive in commenting about the building, both at our meetings and outside them.

Fred noted that a half page description of the project will be needed by 11/2 for the handout at the polls about the information session on the 15th. He will prepare it. We may also want to have another longer handout available.

Susan discussed the revised Community Space Needs Survey that the Historical Commission has prepared, explaining that the intent of getting additional input at this point not about design but an effort to document the need for the building as support for funding requests. The group agreed it makes sense to have it available at the polls as well.

A meeting was scheduled for November 2 at 3pm at town offices for further discussion of costs with Jones-Whitsett.

Respectfully submitted,

Judy Markland

Documents discussed at the meeting and on file:

Jones-Whitsett Architects, *Development Design Plans, Whately Town Hall as a Community Center and Historical Society Museum*, 10/26/16

EJP Estimating, *Whately Town Hall Community Center and Historical Society (DD)*, 10/21/16