

**Minutes of the Municipal Building Committee & Historical Commission Joint Meeting**  
November 10, 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, Judy Markland and Donna Wiley; and George Dole of Jones-Whitsett.

The minutes of the October 26 meeting were approved as amended.

George Dole discussed Doug Macleay's memo responding to John Wroblewski's proposal for a septic system on site at Town Hall, noting that there is inadequate room for the design given the required setback and soils. John noted that the proposed addition is to be on a slab foundation, which requires a smaller setback and that the perc test results on site are for the same drainage flow as behind the library.

However, Valerie Bird, the Health Agent, indicated that if the current system is fully functional, no new system would be necessary since there is no change in use. If the system passes Title V, \$102,000 can be removed from the building cost estimates. John will get written confirmation from Ms. Bird.

The Jones-Whitsett staff discussed the revised cost estimates which they had distributed which lowered the costs to \$1.35 million from \$1.6 and responded to list of the committees' comments and questions about the original cost estimates. Their revisions reduce the project work time from 8 months to 7, the most that the cost estimator believes realistically feasible. George noted that the contractor will bid whatever they feel the appropriate cost and that these estimates are just a ballpark number. Dan noted that if we lower the fees too much, good contractors won't bid.

The revised costs exclude the cost of demolishing the barn and landscaping, both to be undertaken by the town independently. The curb will be poured concrete, not granite.

The group questioned the costs of the plumbing units, which were listed at \$2850 apiece. George suggested getting a local contractor to provide a DCAM-comparable quote for comparison. George explained that the duct work costs include the large kitchen exhaust fan, which raises the cost.

John noted that the local price for silt fencing with stakes is only \$30/100', not the \$400/100' shown in the cost estimates. He also noted that the concrete estimates assume 121CY of concrete rather than the 22CY that he counts in the plan. George and Kristian indicated that they will ask the cost estimator to talk directly with committee members to resolve these and other issues. John, Ed and Fred were appointed to talk with him.

In response to the question why the profit % was now 10% rather than the 5% shown for the town offices plan, George noted that this is typical for a smaller project and that, again, the final number will be up to the bidder to determine.

It is estimated that removing the septic system and the additional cost reductions discussed at the meeting will cut an additional \$196,000 from the costs.

The committees also noted that the arched window immediately over the front door was omitted from the costs of window restoration and that the cost of replacing the broken window on the second floor was likely underestimated.

The group discussed the revised project timeline which J-W submitted. Donna queried whether adequate time was available for submitting the Mass Cultural Facilities grant. George stated that

the DD plans would be adequate for that purpose and would be ready in plenty of time. The revised schedule was approved.

The group discussed preparations for the informational meeting on the 15<sup>th</sup>. Fred will do brief introductory remarks, J-W will discuss the plans, and Judy will discuss the grant opportunities. Slides will be used.

The next meeting was set for Monday Nov. 21 at 5pm at Town Offices.

Respectfully submitted,

Judy Markland

Documents discussed at the meeting and on file:

Untitled Jones-Whitsett memo, 11-9-16, forwarding comments from Doug Macleay, SVE, on John Wroblewski's proposed septic location plan.

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

EJP Estimating, *Whately Town Hall Community Center and Historical Society (DD) Revised*, 11/8/16

"Comments on October 26, 2016 plans and October 21, 2016 Cost Estimate", November 1, 2016

Jones-Whitsett, *Whately Community Center Schedule*, 11/8/2016

Undated plan for existing Town Hall septic and leach system.