

Minutes of the Municipal Building Committee & Historical Commission Joint Meeting
November 21, 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 Susan Baron Alan McArdle, Judy Markland, Darcy Tozier and Donna Wiley; and George Dole of Jones-Whitsett.

The minutes of the October 31 and November 10 meetings were approved as amended.

There was discussion of comments made at the November 15 informational meeting. Audience remarks were generally supportive, including favorable commentary from the chairman of the Finance Committee. However, there was concern expressed about the lack of sprinklers in the plans. George noted that the cost of sprinklers in the town office proposal had been \$58,000 without hookups or plans. Judy asked if it was possible to have a separate vote at town meeting on sprinklers, so the town could decide the matter. This wasn't felt to be practical. Dan noted that the fire and smoke alarm signals would go straight to the fire department, and be far safer than current ones.

John Hannum was reached by phone and stated that he feels sprinklers to be important. It was commented that it would likely be five years before the two water systems were joined and they would become usable. George noted that given the nature of the project it makes as much sense to retrofit the sprinklers when they would be usable. John commented that the annual inspection fee is greater than any savings on insurance. It was noted that code requirements might change before the water system is upgraded. The group agreed not to add sprinklers and to stress the safety of the proposed alarm systems in communications to the town.

John reported that the Title V inspection is scheduled for Monday Nov. 28 and will cost roughly \$800. There is a question of what account should pay for this. George will check whether this would be covered as an inspection fee under their contract. Judy and Donna agreed to check with the CPC to see if the CPA administrative expense fund can be used.

The 11/17 cost estimates were reviewed. They show the total project cost down roughly \$500,000 from the first cost estimate.

John, Ed and Fred had met with the cost estimator to discuss his 11/8 numbers. The estimator noted that the estimates for the mechanicals were not his numbers and he didn't feel that he should change them. George reported that Kristian and the engineers believe that they are appropriate. Ed continues to disagree strongly with the plumbing fixture costs. George will check again. He will also to to the inspectors about the requirement for a such large fan in such a small kitchen. George asked that everyone look closely at the finish and other details to make sure that they are in fact what is desired. He specifically noted the specification for linoleum in the Historical Society museum where the restrooms have been.

Judy questioned the proposed site plan, noting that it seems to have 4 handicapped spaces and reduces significantly the number of regular parking places compared to the parking plan that had been approved for the town office project. After some discussion, it was agreed that there will be two accessible spaces in the rear and that the Post Office ramp will remain as it currently is, so that handicap access from those spaces will be via the driveway, not from the sidewalk to be constructed between the PO and town hall.

John questioned the size of the estimate for hazmat removal and stated that the concrete estimates are still too high. He suspects double counting by including all the layers in the

material costs and then multiplying the cubic yardage to again include those layers. He also questioned whether we need VRV equipment rather than traditional mini-splits, as they're more expensive and more costly to service. George will check all these issues.

Donna reported that she and Brian had filed the draft of intent to apply for the Mass Cultural Council grant. She has talked to a curator at Historic Deerfield who will write a letter confirming the cultural importance of the Historical Society's pottery collection for the final application. Donna will plan to have a draft of that application available for review during the week of Dec. 12.

Fred asked about the CPA application and how much the committees should be applying for. Alan said that the Historical Commission would be meeting on Monday the 28th to review the grants and to develop a strategy for the CPA application for discussion at our next joint meeting.

The next meeting was scheduled for Monday, Dec. 5 at 5pm.

Respectfully submitted,

Judy Markland

Documents discussed at the meeting and on file:

EJP Estimating, *Whately Town Hall Community Center and Historical Society (DD) Revised*,
11/17/16