

Minutes of the Municipal Building Committee & Historical Commission Joint Meeting
February 8, 2017 at 4:00pm, Town Offices

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

The minutes of the January 3 meeting were approved.

Kristian presented the final construction documents and cost estimates. The CD cost estimates are \$1,166,847, compared to \$1,171,086 for the design document estimates. Site work is less in the CD estimates but the total cost is higher when the alternate work, now listed as alternate 1, is included.

Major changes in the plans include reducing the number of heat pumps from 19 to 17, removing the electrical panel from the men's rest room to the custodial closet, adding chase walls for HVAC draining and rest room ventilation, moving the stairs to the stage to the north side of the stage, adding a light well to the front mezzanine, and increasing the size of the hatch to the attic crawl space.

Kristian noted that revisions can be made prior to bidding and he and George requested that the committees review the plans carefully and send JWA questions and changes through Fred, who will forward them in a single memo. Plan issues noted in the meeting include single pane glazing specified for the arched front window on the second floor rather than double pane, tank hot water heater indicated for the custodial closet rather than point of use, and not moving the foundation crawl space access to the east closet in the museum space. It was also suggested that cove lighting be priced for the auditorium and that the stage lighting be replaced. John questioned the depth of the floor mounted HVAC units in the auditorium, voicing a concern that the depth created a hazard for walking.

John asked for an explanation of the issues about his parking recommendation to straighten some of the spots at the front of the building to increase the number of spaces, noting that this design has less impact on the veterans' memorial than the SVE plan. George agreed to refer the plan to SVE for evaluation.

There was discussion of the timeline for the project. The funding and borrowing votes at town meeting plus the private donations and grants will cover the full project cost. Grants will be awarded in June and July. The architects could be under contract immediately following town meeting and bids go out over the summer, with construction starting in September. This would facilitate the MPPF grant and minimize the impact of the construction on the Post Office and other neighbors. George agreed that the schedule is doable.

Judy shared a handout describing the preservation restriction required to be placed on Town Hall if we receive a MPPF grant. It would be a permanent restriction and require Mass. Historical Commission approval for any major work done on the building. The standards for approval are the same as for CPA funding.

The group discussed ways to communicate the project to townspeople. Donna will find out the deadline for submitting articles to the Scoop. The CPA public hearing will be on March 7th. It was agreed to hold an informational meeting in April.

Both committees expressed their appreciation to Jones Whitsett for their work and cooperation throughout the planning process.

The next meeting will be on Monday, March 6 at 4pm at Town Offices.

Respectfully submitted

Judy Markland

Documents discussed at the meeting and on file:

EJP Estimating cost estimates, Whately Town Hall Community Center & Historical Society (CD), 6-Feb-17.

Jones Whitsett Architects, CD Set Plans, 1/27/17, pages C4, A100, A101, A102, A130, A200, A300

MPPF Preservation Restriction Overview, undated memo by Judy Markland.