

Minutes of the Municipal Building Committee and Historical Commission Joint Meeting

November 30, 2015 at 5pm, Town Offices

Present were Building Committee members: chair, Paul Newlin, Virginia Allis, Adelia Bardwell, Jonathan Edwards (briefly), Anita Husted, Dan Kennedy, Judy Markland, Fred Orloski, Ed Sklepowicz, and John Wroblewski; and Historical Commission members: chair Alan McArdle, Susan Baron, Howard Nenner and Donna Wiley. Also present was Dan Denehy.

The minutes of November 2 were approved.

Judy reported that no request needs to be made for CPA funds for painting the rear of Town Hall. There is about \$24,000 remaining of the amount originally voted for Town Hall painting and, since that vote did not specify which walls were to be painted, the CPC has approved using a portion of this amount to paint the rear of Town Hall. Mark has been notified and will get bids in the spring. John wondered why this differed from the spending amount reported in the town report. Judy noted that the town accountant had documented the fund balance and speculated that the town report must be in error.

Alan submitted a revised application for CPA funding for the town hall rehabilitation with a request for up to \$140,000 in funding for bid-ready documents. This amount was based on an estimate for a generic set of documents from Jones-Whitsett. Based on further clarification from George Dole, he now believes that the appropriate amount to request is \$120,000.

Jonathan and John each noted that we already have documents for much of the work and wondered if bids could be sought based on those documents. John suggested asking Jones-Whitsett for a quote on revising the documents, rather than starting from scratch.

Judy noted that the CPA application deadline is December 8 and that there would not be time to get an estimate and meet again to approve its submission. She recommended submitting a request without a funding amount, with the assurance that the amount would be available for the CPC to review by their January meeting.

The committee agreed to submit an application without specifying a funding amount and to ask Mark to talk to George Dole to ask whether Jones-Whitsett can modify the existing bid-ready documents for the community center plans and give an estimate of the costs. Also, if this estimate exceeds \$10,000 and we need competitive bids, does J-W know of any legal reasons that other firms couldn't be asked to submit bids for revising the plans as well?

John commented on the wording of the application draft, noting that the draft indicated that more than 80% of those who responded to the MOPC survey favor restoring town hall, while in fact only 46% of respondents favor restoring town hall for a community center. Judy noted that the lower figure doesn't include the large percentage who favored restoring town hall for town offices. John also requested that the word rehabilitation be changed to restoration. Judy said that rehabilitation is a defined term in the CPA legislation and appropriate for this project.

Alan agreed to revise the application and submit it and to talk to Mark about obtaining the revised cost estimate from Jones-Whitsett.

The next meeting will be on January 11 at 5:30pm.

Respectfully submitted,
Judy Markland

documents discussed during the meeting and on file:

Town of Whately Community Preservation Committee Funding Request Form, Project Title
Town Hall Rehabilitation

November 24, 2015 letter from George Dole of Jones-Whitsett re Whately Town Hall re-use
as a Community Center, Architectural and Bid Documents