

Minutes of the Municipal Building Committee & Historical Commission Joint Meeting
June 6, 2016 at 7:00pm, Town Offices

Present were Building Committee members: Virginia Allis, Adelia Bardwell, Dan Kennedy, Judy Markland, Fred Orloski, and John Wroblewski; and Historical Commission members Alan McArdle, Susan Baron, Judy Markland and Donna Wiley.

The minutes of May 16, 2016 were approved.

The group discussed the RFP for the Town Hall work. Alan and Anita met with Andrea Woods, Chief Procurement Officer, at FRCOG to discuss the draft that they had prepared. They learned that it should be called a Request for Quotation (RFQ) and that the process requires a good bit of expertise. Andrea has time to work on our project and can complete it for about \$900. Alan will ask Andrea about the cost of having her writing the document and having Whately town staff administer it. The committees voted to ask the CPC for up to \$900 in CPA administrative expense money to fund the work.

Fred, Anita and John met with several contractors at Town Hall on May 26 to discuss various aspects of the project.

In order to give appropriate access for Ryan Hellwig, the structural engineer who did the original feasibility study, to examine the rear part of the foundation, it will be necessary to remove a few boards in the community room. It was agreed to add this provision to the 5/16 vote to request funds for an engineering inspection.

John explained that removal of the bat droppings in the attic will allow a better structural analysis of the roof supports. Quality Restoration will do the work for \$6510 and will blow in replacement insulation for \$3824. The committees voted to ask the Select Board to allocate FY16 maintenance funds available in FY16 maintenance funds for the removal. Any new insulation work should be done with CPA or grant money if possible.

Mike Skolski of ST&I Services submitted an estimate of \$97,000 to remove the vault. (See email attachment.) Judy read an email from George Dole (attached) explaining that Jones Whitsett's estimate for the removal was \$0-12,000. Witch Equipment submitted a price of roughly \$3300 to cut a door into the east wall of the vault so that it could be accessed from both sides, as shown in John's 6/5/16 conceptual design attached.

Judy commented that the hallway and kitchen in John's design did not satisfy the 5' accessibility turnaround required for accessibility and distributed the relevant page from the Architectural Accessibility Board guidelines. She also noted that the stove needs to be on an outside wall because of the venting system required by the code. It was agreed that we need to expedite the RFP so that we have professional input on the code issues.

The Green Communities grant was discussed. Judy reported that the school department had emailed Mark that they are working to complete their funding project as soon as possible. She also noted that as part of becoming a Green Community, the town had committed to a significant energy reduction, probably 20%, from the base usage. Since Town Hall was included in the base use, it will be important for the renovation to be as energy efficient as possible so that the town will continue to comply. The GC grants are also competitive, so we are more likely to be

awarded funds for more efficient projects. Judy will check with the Energy Committee to determine the required energy reduction.

The next meeting will be on June 27 at 7pm.

Respectfully submitted,
Judy Markland

Additional document discussed during the meeting and on file:

Architectural Access Board Rules and Regulations, *521 CMR*, 1/27/06, page 521-CMR – 27.

Attachment 1

Undated email from ST&I Services to John Wroblewski

Gmail - Whatley vault

<https://mail.google.com/mail/u/0/?ui=2&ik=>



J Wro

Whatley vault

1 message

standiskalski@yahoo.com <standiskalski@yahoo.com>
To: jwre45@gmail.com

Mon

John Wroblewski

Our quote includes

- 1) Building permits for its removal
- 2) Removal of free standing safe
- 3) Electrical disconnects
- 4) Vault door removal
- 5) Seal off the building to keep all dust contained
- 6) Open up the exterior wall of the building
- 7) Open up the floor on the 2nd floor of the building
- 8) Temp support all structure on all sides of the vault
- 9) Saw and jackhammer concrete and rebar remove from building
- 10) Dispose of concrete
- 11) Replace or repair all structural for floors, ceiling, and wall
- 12) Insulate where needed
- 13) Repair or replace electrical
- 14) Match in flooring as close as possible
- 15) Match in siding as close as possible
- 16) Sheet rock where needed
- 17) Paint and finish all floors walls and ceilings as close as possible

Notes

All labor quoted at Prevailing wage.

Architectural and engineering drawings are not included in this quote

If drawings are supplied the scope may change and the price may change.

Price would be \$97,000.00

Thank you

Michael Skalski
Owner, S.T.&I Services
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Ashfield, MA 01330
Home/Office: 413-628-4512
Cell: 413-834-4500

Attachment 2

Email dated 6/6/16 from George Dole to Judy Markland

On 6/6/2016 4:32 PM, George Dole wrote:

Hi Judy,

The original professional estimate which we based our figures on for the reduced phase of work at the Whately Town Hall had a figure of \$3,312 for the demolition of the vault (this is from the original 2014 cost estimate for the reuse as a town hall). This was probably so low in that it was given that the building would have enough selective demolition done - so that it would have been easier to remove the vault through a larger opening in the building. The downside of doing work piecemeal - which isn't always a bad thing - is that certain things such as the removal of the vault can't be as easily coordinated with other demo or foundation work - and therefore will most likely end up costing significantly more.

I would imagine the estimate for phase 1 had a ballpark number of demo / removal of the vault - somewhere in the range of \$10,000 to \$12,000. This would be the \$3,312 for the specific demolition and 5 to 7 thousand for the other demolition work required to get the vault out of the building.

I hope that is helpful.

Thanks, George

George Dole
Project Manager



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Attachment 3

6/5/16 conceptual design for 1st Floor Town Hall by John Wroblewski