

Minutes of the Municipal Building Committee & Historical Commission Joint Meeting

June 27, 2016 at 7:00pm, Town Offices

Present were Building Committee members: Virginia Allis, Judy Markland, Ed Sklepowicz, and John Wroblewski; and Historical Commission members Alan McArdle, Susan Baron, Judy Markland and Donna Wiley.

The minutes of June 6, 2016 were approved.

The group discussed the process for developing the bid-ready documents and final design for the Town Hall rehabilitation and agreed that it would involve working with the architect to finalize the existing design concepts.

John read an email from Jim Cerrone, building inspector, stating that Ryan Hellwig would qualify under the building code to produce stamped drawings for town hall. Judy noted that this would not satisfy the municipal bid requirements.

The draft RFQ for the documents prepared by Andrea Woods of FRCOG was discussed. Alan noted that the word “repair” appeared frequently and should be changed to either “preserve” or “rehabilitate” to comply with the CPA requirements.

In the Scope of Services section (2.0), it was agreed that paragraphs 1 through 4 were comprehensive, but that paragraphs 5-7 dealing with the construction phase of the project are outside the scope of the work sought and should be deleted.

The date proposed in the draft for the site walk-through is July 13. Judy had consulted with Maryellen who said that it would be better for Brian Domina to hold it on the 14th instead. It was agreed to make the change if Andrea could attend. John commented that this date is very close to the date for posting the announcement of the RFQ and suggested that it be pushed back a week. Alan agreed to ask Andrea if this would be doable.

Judy noted that the Evaluation Criteria (Attachment B, paragraph 1) did not include any reference to historical preservation or CPA project experience. Susan noted that a small firm might have fewer projects in a given time period. It was agreed to change the criteria so that “Highly Advantageous” would require a firm to have previous experience with three or more successful similar projects in the last five years, at least two of which involved CPA funding, and “Advantageous” would require three or more similar successful projects in the last five years with either state or federal funding.

Alan agreed to work with Andrea to finalize the RFP.

The Historical Society’s tour of inspection of the town hall and vault on June 8 was discussed. Judy read a message from Adelia Bardwell indicating that the group continues to have a strong preference for removing the vault and hopes that the widely differing cost estimates for the removal can be reconciled. The Society is concerned that the vault would mean a lot of dead space, since it will not be accessible if there are walls along the north or south sides. It greatly reduces flexibility for space storage and would mean that there would have to be two Society members present whenever a visitor came to view the exhibits for security. If the vault must remain, they hope the side walls can be opened up far more than contemplated currently.

Judy reported on the requirements of the town's Green Communities status. Maryellen has confirmed that Town Hall is included in the Green Communities base and its energy use will be included in the data reported to the state towards our 20% energy reduction. Monthly energy use reports are sent to the state for all the base buildings and it will be critical for Town Hall building to be as energy-efficient as possible.

The next meeting was set for July 25 at 7pm.

Respectfully submitted,

Judy Markland

Documents discussed at the meeting and on file:

Email from Jim Cerrone to John Wroblewski dated June 27, 2016.

Whately Town Hall Re Use RFQ for Designer Serv draft, FRCOG, June 24, 2016.

Memo from Adelia Bardwell to Building Committee and Historical Commission, untitled, June 21, 2016.

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
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 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 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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