

FRANCESTOWN HERITAGE COMMISSION
Minutes of December 12, 2015 Meeting

Present: Barbara Caskie, Brad Howell, Diane Curran, Michele Ferencsik, Elly Miles,
Lisa Stewart
Excused: BJ Carbee
Others: Betty Behrsing, Lisa Bourbeau, Polly Freese, Warren Kiblin, Mary Lindstrom,
Dennis Orsi, Mike Petrovick

The meeting was called to order at 9:05 AM.

The Commission invited Mike Petrovick to speak with them about the GMP (Guaranteed Maximum Price) presented to the Board of Selectmen on December 7th and to address questions. Mike summarized the discussion with the BOS for those not present at that meeting and the process for arriving at the figure.

Michele expressed strong concern regarding the substantial increase in the amount needed to be raised, the delay in receiving the GMP, the very short amount of time allowed to obtain funding, and poor time management.

Mike said that the total figure for the Town Hall has always been well over \$900K bordering on a million. To get actual numbers it was put out for bids as soon as all the design information was available. Initially the price was over a million but changing the LULA to a platform lift, limiting bathroom fixtures, and some other changes brought it down to the \$968,110 construction GMP. The \$31,080 in soft costs (pre-construction surveys, designs and Project Manager fees) brought the total to \$999,190.

Elly said all the steps involved in working with several firms to collect the necessary information required more time than originally estimated. Mike said he was delayed 3 weeks in finishing the design because he had to complete work for his firm. He also said the 30-day time frame would have been the same even if the GMP had been available earlier. 30 days is standard for sub-contractors to hold their prices. There is a 10% surcharge for additional time.

Mary Lindstrom asked about why we pay MacMillin insurance, why steel railings are listed for the addition, and current purpose of the Heritage Commission. Mike said insurance was a cost of the job and listed like any other cost so that all pricing is transparent. He said wooden railings are very expensive but can't be used anyway since steel railings are required by Code. Dennis Orsi asked about items included in the price and whether the completed structural work was part of it. The truss work belonged to phase 2 of the project and was paid for with a previous LCHIP grant and town funding.

Elly thanked Mike for his time and coming to clarify these issues for the Committee.

Motion by Brad to approve November 14, 2015 minutes as written. Seconded by Diane.
All in favor.

Motion by Elly to accept Treasurer's Report. Seconded by Brad. All in favor.

Michele reported the Friends table at the FES Holiday Craft Faire had \$488.00 of sales. Thank you to Ruth Behrsing for helping staff the table and to Jenny Fritz for donating Town Hall prints and cards for the sale.

Elly reported that Margot Horn was still willing to set up the Commission website during January or February. It was agreed that the old mill should not be included on the list of historic sites.

Michele moved that the December 10 article in the Ledger Transcript be corrected. Seconded by Barbara. Correction of first sentence to show presentation of GMP to BOS was by MacMillin and Owner's Representative, not the Heritage Commission. Correction of statement concerning additional tax monies to the effect that the question hadn't been asked of the Commission and would ultimately be the Town's decision. Elly agreed to file the correction with the Ledger.

The next regular meeting of the Heritage Commission will be January 9, 2016 at 9 AM.

The meeting adjourned at 10: 00 AM.

Respectfully submitted by Elly Miles