

FRANCESTOWN HERITAGE COMMISSION
Minutes of July 21, 2015 Meeting

Present: Barbara Caskie, BJ Carbee, Brad Howell, Michele Ferencsik, Elly Miles,
Excused: Diane Curran, Lisa Stewart Others: Polly Freese

A meeting with Michael Bruss, the Town Hall Project Owner's Rep, was called to order at 4:05PM.

Michael gave a summary of progress to date on the town Hall Rehabilitation Project. Michael Petrovick has completed designs through the Design Development stage. A mechanical engineer and an electrical engineer have been engaged. Michael Petrovick and Michael Bruss will meet with Glen Dodge on Thursday, 7/23, to finalize his scope of work—a design build proposal for the second floor.

The Construction Manager selection process has been completed. There were 6 proposals from very qualified firms which were reduced to a short list of two. MacMillan was the unanimous choice of the Project Work Group based on very good qualifications, a good project team, and the low bid. This choice was approved by the Board of Selectmen on 7-20-15.

Today the Project Group reviewed design/build sprinkler/contractors, John L. Carter Sprinkler Co., Inc. (Bow, NH) and Life Safety Fire Protection, Inc. (Dublin, NH). The Project Group expects to decide between the two within the next week. BJ questioned the amount of pre-construction cost for sprinklers? Answer was estimated at \$2000 to \$5000.

Mike Petrovick is doing another round of design development drawings which should be completed in two to three weeks. The Construction Manager will then have approximately two weeks to do an estimate based on the design development drawings.

BJ said the drainage issue in the Town Hall parking lot continues to be a problem. FIHS put money into the Horse Sheds several years ago but snow removal and sand have interfered with drainage injuring the Horse Sheds. It was agreed the drainage problem needs to be addressed. Michael Bruss stated the budget for this project did not include extensive site improvements. He said DES does have a requirement to handle impervious surfaces at work sites. Michele and Brad both stated that although the problem needs addressing, it is not within the scope of the current Town Hall Project.

Michael said that the Construction Manager wants to start early in November to get demolition and framing done. Unused contingency fees would be returned to the project to add desired alternates.

Elly asked about his experience with fund raising in other towns. He said it was not uncommon to have parallel paths for design development/construction budget and fund raising over the same time period. Ideally the two will converge at the target date. He mentioned the Daniel Thorne Foundation as a possible grant source.

The next regular meeting of the Heritage Commission will be August 8, 2015 at 9 AM.

The meeting adjourned at 4:45 PM.

Respectfully submitted by Elly Miles