

# TOWN OF HARVARD

## MUNICIPAL BUILDING COMMITTEE



**Meeting Minutes** – Meeting # 40 – 05 April 2012, 7:00PM – 9:15PM, Town Hall Meeting Room

### Attendees

Peter Jackson, Lou Russo, Doug Coots, Chris Cutler

Marie, Ron Ricci, John Osbourne

1. Approve minutes  
A Coots/Cutler motion to approve the March 22 meeting minutes as amended was unanimously approved.
2. Approve Invoices  
A Coots/Cutler motion to accept and issue payment for the DTI invoice was unanimously approved. Current total paid to DTI is at about \$28,000.
3. The Town Hall presentation at Hildreth last Tuesday went well. We have boards of the Town Hall schematic design to display in the weeks leading to ATM; Hildreth boards are on display at Hildreth.
4. The Historical Commission passed a position statement endorsing the project as a good preservation plan consistent with historic district.  
At the Historical Commission meeting Wade expressed concern over the process undertaken by the MBC in regards to exploring all options for the Town Hall. He is concerned we have rushed to schematic design without considering all possible solutions for the Town Hall. Wade has been concerned from the beginning about asking LLB to design without a budget; \$4 million is a lot to spend. Other members of the MBC argued that Article 17 charged the MBC with developing a schematic design, and that that is what has been accomplished.  
All agree that if the project comes in under budget, the money should be returned to the town.
5. Plan for moveable partitions – Upper Town Hall – LLB  
Drayton presented options for moveable partitions for upper Town Hall. Difficult to find partitions that would work in the space; it might be more cost effective to design and build a custom partition. Pete likes that the moveable partitions LLB is designing as it is flexible to design your own space.  
  
Lou suggested moving the stage doors out into the room to create more backstage space for private meetings.  
  
A Jackson/Coots motion stating that the MBC is committed to a flexible partitions plan for upper Town Hall, and to refine and specify a plan during design development within the authorized total project cost was unanimously approved.
6. Cable Access space needs for Town Hall  
Chris and Wade will meet with Cable Committee at their next meeting to discuss their program needs. Would a hardwired system reduce the need for storage? The Tel-Data space is designated as mechanical and therefore is not subject to ADA compliance; could it be moved to the balcony space? If you needed to move into Town Hall, does this plan work for you?
7. Review of cost estimate for Hildreth House

Doug is concerned with the difference in cost per square foot between Town Hall and Hildreth: the difference between some numbers seems to be as high as 2:1 (example: concrete).

Drayton will follow up with Daedalus.

It was a COA decision to pull back on kitchen equipment; the number came from DTIs budget.

Doug suggested stamped concrete for Hildreth's terrace as opposed to pavers; would probably be safer for seniors as well as a cost savings.

8. Remaining work to be done for schematic design – LLB

LLB is preparing a final report with utility analysis; it will be ready for review before ATM.

If there is a change in use for either building, the sewer commission must approve, and then the BoS, We should head into ATM knowing we are OK.

9. Preparation for Annual Town Meeting

MBC members suggested a few changes to the draft handout including: noting a net increase of 900sqft for the Town Hall, including more background in regards to the Town Hall project and emphasizing the creation of flexible meeting space.

Pete will distribute handouts via email for final comments.

10. Open House scheduled for the weekend of April 21 and 22 at Town Hall and Hildreth.

Next meeting: Thursday April 12 at 7PM, location TBD.

Meeting adjourned on a Coots/Russo motion; unanimously approved.

Rachel Holcomb