

Town Hall Construction Committee
12/29/14 Meeting Minutes
7:30 a.m. at Town Hall

Members present: Laura Andrews, Bill Barton, Pablo Carbonell, Al Combs, Jack Guswa, Rick Maiore. Others present: Tim Bragan (Town Admin. and Board of Selectmen liaison); at 8 a.m. Jon Lemieux and Steven Kirby (Vertex)

Rick called the meeting to order at 7:30 a.m. and the committee approved the minutes of the 12/22 meeting.

Historical Commission: After discussion, the Committee agreed to submit a new application for a certificate of appropriateness to the Commission by 1/5 for its review January 7. **Tim will prepare the application.** We also need to give the HHC a date that we can present plans at a public meeting. No date was determined.

Board of Selectmen Activities: The Board has scheduled a public forum 1/13, at 7 p.m. to discuss the stage. Tim said the objective is to find out what potential uses there would be for a stage or raised platform. At Rick's suggestion, **Tim will have someone research the costs and availability of renting a stage** when needed.

OPM Meeting: Jon said that the drawings are solid, but they need to tie them to the budget. Jon, Steve, Pablo, and Al walked through the timing requirements and we agreed that the project would go out to bid between 1/23 and 1/31.

After reviewing and discussing the A.M. Fogerty Design Development Grand Summary of costs, we agreed to the following action:

Alternate 1 – Replace Existing Windows (\$159.4k) – keep as Alternate 1

Alternate 2 – Add Cupola Construction (\$187.5k) – **Jon will have LLB break out the cost of the cupola base**, and, if justifiable, we will add to the base bid. Keep the balance of the cupola construction as Alternate 2

Alternate 3 – Exterior Ramp (\$-7k) – add to base bid

Alternate 4 – Add Built-In Gutter ((\$36k) – add to base bid

Alternate 5 – Add Stage (\$47.6k) – determine after public forum

Alternate 6 – In Lieu of Blown-In Cellulose Insulation, Substitute Spray Foam Exterior Wall Insulation (\$148.6k) – **Tim to gather comparative information and Pablo to do cost/benefit analysis**

Alternate 7 – In Lieu of Nailable Rigid Roof Insulation, Substitute Spray Foam w/1 Lry of Gyp at Roof Framing (\$32.4k) – add to base bid

Alternate 8 – Infill Areaway Off Basement (\$7k) – add to base bid

Alternate 9 – Add Meeting Room Acoustical Spray (\$49.7k) – add to base bid

Alternate 10 – Add Replacement of Existing Boilers (\$72.4k) – add to base bid

Alternate 11a – In Lieu of Patching Clapboard Siding, Substitute New Cedar Clapboard Siding (\$66.9k) – add to base bid

Alternate 11b – In lieu of Patching Clapboard Siding, Substitute New Cementitious Clapboard Siding (\$54.4k) – out completely

The items agreed to will add \$257.4k to the base bid.

Next meeting is scheduled for 7:30 a.m. Monday, January 5, in the Town Hall meeting room.

Rick adjourned the meeting at 8:50 a.m.

Laura Andrews, recorder