

TOWN HALL PRESERVATION COMMITTEE
TOWN OF HOOKSETT



MINUTES OF MEETING
December 18, 2014

Members present: Kathie Northrup. Absent: Jim Sullivan, Tom Walsh. Staff present: Katie Rosengren, Matt Lavoie. Dean Shankle present for a brief time. Also present: C. Kennedy from UK Architects (UK) and M. Bruss, cost estimator.

Meeting called to order at 1:40 p.m. in council chambers to review cost estimates. We were unable to discuss other agenda items because there was not a quorum of members. Those items are deferred to our next meeting.

Reviewed in detail the narrative Schematic Design Estimate Assumptions and the Schematic Estimates.

We had told UK that we would not be considering their proposed basement entrance in the addition and had asked for other input. No info was provided on basement access in the estimates. They suggested just cleaning up the “doghouse” over the existing cellar door.

Mechanical will be mostly in the basement. Heating: forced hot air.

No figure was included for wainscoting in the main hall. Kathie will resend photos showing the wainscoting; a number will be added.

They will switch the double-occupancy bathrooms to our first choice, with single-occupancy as the alternate.

They estimate the roof condition on the main building to be good to fair, with another 5-10 years.

Stage risers and any furniture are not included in the estimates.

Although there is a price for doing so, they do not recommend insulating exterior walls.

Kathie asked about the various seating layouts. Chris estimates 16 round tables at 6 people per table or 96 occupancy with that layout.

Kathie asked about a drawing showing the west end of the building like we have of the stage end. Chris advised that they really went above their contract by providing those drawings and if we wanted the west end, it would cost around \$255 for a 3-D drawing.

They priced wallboard only for the main hall; Kathie asked if a plaster-like finish could be added.

They were unaware that we had planned to do some demolition so figures are included for that. Kathie passed around pictures taken yesterday of the rooms upstairs and downstairs after demolition.

There was no specific estimate for restoring the large windows on the north side; Kathie asked that that number be broken out for purposes of grants, task-specific donation, etc.

Discussed again the need for a site survey. Although not imperative now, may want to be done at some point.

Questions from previous documents: Chris explained offsetting for barrier-free access door—the pillar is within the radius for wheelchair access. The reason for louvers every other opening in the cupola is because they tried to replicate photos from the time period (early 1900s). There was no specific reason for two sinks in the women's room and only one in the men's room. It was a matter of space apparently.

Once these revisions are made, UK's work under this contract is concluded. Chris advised as an estimate that approximately an additional \$42,000 would be needed to carry the project through to conclusion—construction documents, project management, etc. We will have to rebid for future services. They advised that we'll need updated cost estimates before starting any bid process.

ASSIGNMENTS:

1. All, review estimates and identify items to be further broken out by December 30.

Meeting adjourned 3:40 p.m.

Kathleen Northrup, Chair
December 22, 2014

**NEXT MEETING - PENDING DATE AND TIME
REGULAR MONTHLY MEETING WOULD BE 1/5/15**