

Phase 2 Hildreth House COA Subcommittee
Friday, November 8, 2019
Hildreth House
Minutes

Present: Guy Oliva, Connie Larrabee, Carl Sciple, Cathy Walker, Beth Williams, Sharon Briggs, Debbie Thompson

Guy called the meeting to order at 9:08 a.m.

The minutes of the September 27, 2019 meeting were approved as submitted.

The committee reviewed its Nov. 4 meeting with the Capital Planning and Investment Committee (CPIC) and a follow-up conversation with the Select Board Nov. 5. Beth also reported that she and Guy had attended a private late Oct. meeting with Select Board Chair Alice von Loesecke, board member and COA liaison Lucy Wallace, and Permanent Building Committee member Rick Maiore.

CPIC Meeting:

Select Board liaison Alice von Loesecke expressed concerns about the COA's decision to separate the proposed addition from Hildreth House, without a connector between the two buildings. She suggested asking DAI architects to provide a cost estimate for building an enclosed heated connector. Because an enclosed connection would trigger new building code requirements at Hildreth House, she suggested asking the architects to estimate the costs of adding sprinklers to the existing building and doing the work required to make it comply with the current seismic code. Although the COA has decided a connector is not necessary, Alice said Town Meeting voters would question that decision, and it would be important to know what the cost would be.

Otherwise, CPIC members had few questions about the plan as submitted. They asked about energy efficiency and urged the Phase 2 subcommittee to consult the Harvard Energy Advisory Team for specific suggestions. They also wanted information about the HVAC systems in the new building, but Guy said the architects' contract hadn't called for that level of detail. Carl will get a cost estimate from the solar company representative who came out to assess the suitability of the site for solar panels, so at least we'll have that information when the question comes up again.

At Guy's request after the meeting, CPIC Chair John Seeley provided a timeline for the committee's work. CPIC will finish reviewing this year's requests Dec. 7, then individually rate them before sending the committee's recommendation to the Finance Committee Dec. 17.

Select Board meeting

At the Select Board meeting the following night, the board agreed with Alice's proposal to ask DAI architects what it would cost to provide cost estimates for connecting the buildings.

And board members also seemed amenable to considering the connector funding as a separate warrant article at Town Meeting, either in the spring or in the fall.

The private October meeting, which was initiated by Lucy and Alice, was apparently aimed at promoting the idea of moving the proposed addition to the back of the building and attaching it to Hildreth House. Rick Maiore suggested building additional parking on the current proposed site. Beth said she made it clear that the COA would not support such a plan.

Next steps

The group discussed strategies for informing the public and promoting the Phase 2 plan. Members agreed it's important to present a consistent message, and that organized outreach is essential. As a first step, Debbie will work on getting large poster-sized renditions of the proposed plan ready for display at Hildreth House and at the First Night celebration. After the New Year, assuming CPIC recommends going forward with the project this year, we would present the plan to various organizations in town and ask for input. In preparation for Town Meeting, the COA would compile a Question&Answer sheet for publication in the Press and the newsletter, and distribution at Town Meeting.

Other suggestions include: Postcards , Buttons (in time for First Night, if possible).

Sharon said she will need at least 10 people to help with a capital campaign. Realistically, the campaign can't really begin until January, after we know whether CPIC recommends the project. The campaign would involve identifying potential donors and seeking pledges.

The meeting was adjourned at 10:15 a.m.

Respectfully submitted,
Connie Larrabee, recorder