

Old Library Accessibility Committee  
Meeting Minutes  
September 6, 2017

Members Present: Wendy Cote-Magan, Mark Mikitarian, Ken Swanton, Lucy Wallace  
Guests Present: David Pollak and Austin Ludwig, Abacus Architects + Planners

The meeting was called to order at 3 PM by Mark Mikitarian.

Administrative

The August 22, 2107 minutes were approved as presented.

Meeting with Tom Hopkins

Wendy Magan gave a brief recap of her meeting with Tom Hopkins, MAAB, on August 30<sup>th</sup>, by reviewing her notes of the meeting. Essentially, her take away was that any area within the building that is restricted as “employees only” does not need to be accessible. This will result in several items being removed from Alt 1, the list of items for which variances would be sought from the MAA.

[David Pollak and Austin Ludwig arrived]

Review of Modifications to North Bay Estimate

The Committee reviewed Wendy’s notes of the August 30<sup>th</sup> meeting with the architects, noting items for which variances would be sought, modifications to be made to the floor plan to show accessible and non-accessible outlets, and items needing revised estimates as they would need to be included in the Base Bid. Austin Ludwig will revise the list and send it to the Committee for review at its next meeting, September 11<sup>th</sup>. Once the Committee signs off on the list, Austin will send it to North Bay to revise the cost estimate.

Austin estimated that with these modifications there would be a reduction of approximately \$50,000 in the Alt 1 list. In the event variances were not granted by the MAAB, this would be the amount added to project costs, which is less than the original estimate of \$135,000.

The Committee and architects then reviewed the total cost of the project, adding in estimated soft/design costs and contingencies. The total cost was calculated as follows:

Base Bid	\$346,000
Alt 2 (side door)	43,000
Soft/Design Costs	49,000
Contingencies	<u>39,000</u>
TOTAL	\$477,000

The Committee discussed options for addressing the increase in project costs from the earlier estimate of \$435,000. It was agreed that North Bay will need to refine its estimate once Austin has refined the project elements. In addition, we need to identify ways to offset the amount to be raised by the Town, including applying for a grant from the MA Office of Disability, CPC, and other potential entities. These will be addressed at our next meeting.

The meeting was adjourned at 5:20 PM.  
Next meeting: September 11<sup>th</sup> 7 - 9 PM