

Town Hall and Hildreth House Construction Committee
3/28/16 Meeting Minutes
Hapgood Room, Interim Town Hall

Members present: Laura Andrews, Pablo Carbonell, Connie Larrabee, Rick Maiore
Members absent: Bill Barton, Al Combs, Jack Guswa
Others present: Tim Bragan (Town Admin.), Marie Sobalvarro (Assist. Town Admin.),
OPM Steve Kirby (Vertex), Drayton Fair (LLB Architects), Aimee Lombardo (LLB),
Christine Nelson (LLB), Cal Goldsmith (GPR Engineering)

Rick called the meeting to order at 7:45 a.m. and the committee approved the 3/14 minutes.

Town Hall

The project is winding down and Rick said the 8-week countdown list seems to be going well. Steve said that the substantial completion date is April 21. A punch list of small items can still be worked on after that date. Rick said he is planning a walk through with the Board of Selectmen and the committee 4/4 at 9 a.m.

A grand opening and installation of the original weather vane are planned but no dates are set yet.

Hildreth House

Steve said that three iterations of the Design Development estimates from Fogarty have been received, reviewed, and adjusted by Vertex and LLB – 3/16, 3/17, and 3/24, the most recent. All are over budget. The overage is \$195k compared to Vertex's original budget and \$95k with a reduction in the contingency set by Vertex.

Steve pointed out that this plan did not include up-to-code fire protection, which Aimee said is allowed because of the size of the building. Phase II would require changes.

Sitework: Several people noted that site work would be the most expensive part, so we reviewed Fogarty's 3/24 estimate line by line to identify possible savings. The committee voted as follows:

- Dumpster pad & fence – remove – savings \$7,640
- Widening the driveway – keep 16' plan
- Parking circle island – change from current plan to 45-degree parking – cost TBD
- Plantings – remove – savings \$5,000 (loam and seed stay in)
- Parking lot lights (2) – keep
- Walkway on east side – remove – savings \$5,000 (volunteer or fundraising plan)
- Walkway lights (2) – remove – savings \$3,200

Cal will attend a Planning Board meeting 4/15 for review of the site plan and will have a better cost estimate then.

Building: Rick showed LLB a modified first-floor plan that gives direct access to the lift to the second floor and eliminates going from the main entrance through the dining room to the lift. He asked that LLB check for bearing walls and the dimensions of the space to see if the change is feasible and what it would cost.

Because the main entrance was kept on the south side of the building, some of the site and building plans contingent on an east-side main entrance (like the walkway and lights) could be removed.

Vestibule – remove – savings TBD

Roof on new extended porch – add alternate #1 – savings TBD

Extended porch – add alternate #2 – savings TBD (Build porch with piers rather than extend stone foundation – savings TBD)

Aimee said that their estimator would put together an “intermediate” estimate based on what was changed. That will take about two weeks.

The meeting was adjourned at 9:45 a.m.

The next meeting will be Monday, April 11, at 7:30 a.m. in the Hapgood room.

Laura Andrews, recorder