

Town Hall and Hildreth House Construction Committee
12/7/15 Meeting Minutes
Hapgood Room, Old Library

Members present: Laura Andrews, Pablo Carbonell, Al Combs, Jack Guswa, Connie Larrabee, Rick Maiore

Members absent: Bill Barton

Others present: Tim Bragan (Town Admin.) Marie Sobalvarro (Assist. Town Admin.)

Rick called the meeting to order at 7:35 a.m. and the committee approved the minutes of the 11/23 meeting as submitted.

Town Hall

Tim has the paperwork from Vertex and LLB approving GVW's 7th request for payment - \$272,350.75.

Red Team: Al and Pablo will ask for an update on the cupola at today's meeting.

The remaining item on the Construction Issues Working Document – cost estimate for office suites – is still pending. Marie said that GVW is preparing a time and materials costing.

The committee will report on the Juniper Hill envelope study at the Board of Selectmen's 12/15 meeting. All agreed that the project materially satisfies the recommendations of the study. The construction will catch up on all deferred maintenance and bring the building to code for accessibility, fire safety, insulation, and electricity. We also agreed that a maintenance plan needs to be set out and funded to protect the work done on this building and to monitor and maintain all other town buildings. Connie and Jack will send statements to that effect to Rick to add to the BOS report.

Hildreth House

Tim is working with Jon Lemieux at Vertex to resolve the Clerk of the Works cost difference of \$30k between the 3/23/15 Vertex estimate and its current estimate.

The difference between LLB design services in the 3/23/15 budget is \$1,150, which the committee does not see as an issue.

Rick said that the Town Traffic Study Committee is looking at a potential parking area that is currently within the Hildreth House parking plan. We discussed several options, including bringing the additional parking into the plan as an add-alternate and removing that area from the HH plan, to be addressed by the town later. We agreed that until costs and a source for the money are known, we could not make a recommendation. Rick will go to the BOS to see if they will fund the incremental cost for creating a design.

Next meeting: 12/14 at 7:30 a.m. in the Hapgood Room of the old library.

The meeting was adjourned at 8:30 a.m.

Laura Andrews, recorder