

Minutes of the Municipal Building Committee & Historical Commission Joint Meeting
September 13,, 2017 at 4:00pm, Town Offices

Present were Building Committee members Virginia Allis, Adelia Bardwell, Anita Husted, Dan Kennedy, Judy Markland, Fred Orloski,, Ed Sklepowicz, and John Wroblewski; Historical Commission members Susan Baron, Judy Markland. Alan McArdle, and Donna Wiley; Brian Domina; and George Dole of Jones Whitsett Architects.

The minutes of the August 28 meeting were approved as amended.

Fred reported that the sound system in the town hall auditorium is functional and will be saved.

Judy reported that the Friends of Town Hall had received an additional gift of \$5000 and a \$2000 pledge, bringing the total amount available for the project to more than \$138,000.

Fred and George reported on the bids for the project. There were six with a high of \$1.554 million and the lowest, from Wesfield Construction of New Hampshire, at \$1.335 million. The Wesfield also bid \$71,800 for the Alt 1 front site work. George reported that they have a DCAMM rating of 94, which is very good, and that he had a positive experience with the firm when they worked in Buckland where he was on the building committee.

Wesfield will use Window Master for the window restoration. The specifications call for Allied dual panel aluminum exterior storms with removable screens and a low profile.

Brian distributed a summary of town hall project funding available totaling \$1.440 million, or about \$50,000 or 3.63% more than the low bid estimate. George indicated that this was an adequate buffer.

It was noted that Alt 1 does include work on the front handicap ramp which would have to be done at some point to comply with the accessibility requirements. Fred reported that Keith Bardwell feels that \$70,000 - \$80,000 is a reasonable cost for the work. John noted that the work is in the public right of way and wondered if Chapter 90 funds would be available for it. Brian will check.

It was voted unanimously to accept the Wesfield bid of \$1,335,321 conditional on favorable references for Wesfield and the firm's experience with historic projects and with consideration of the add Alt 1 later in the construction cycle conditional on the availability of funds. It is hoped that work can start in early October.

Jones Whitsett will supervise the project. Fred will be the liaison for the Building Committee and Judy for the Historical Commission, should one be needed.

There was discussion of a dollar limit for change orders without prior approval and it was decided that this was not necessary.

The next meeting will be to discuss arrangements for a ground-breaking ceremony and a date set when we know when construction will start.

Respectfully submitted

Judy Markland

Documents discussed and on file: Jones –Whitsett, *General Bid Opening*, 9/13/17 2pm; *Town Hall Project Funding*, 06.27.17 [sic]